WARRANTY DEED

6043 06/17/83

THIS INSTRUMENT PREPARED BY

George E. Mudter Jr., Atty.
254 Highlands Bldg.
Brentwood, Tennessee 37027

BOOK 6078 PAGE 382

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
M/Ms. Jimmie R. Clinton (NAME)	Engel Mortgage Company, Inc. (NAME)	148-2
309 Lallemand Court (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 847 (STREET ADDRESS)	69
Nashville, TN. 37211 (CITY) (STATE) (P. O. ZIP)	Birmingham, Alabama 35201 (CITY) (STATE) (ZIP)	FB# 5DU-15316

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, MICHAEL A. HUDGINS and wife MARGARET J. HUDGINS

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JIMMIE R. CLINTON and wife MARCIA A. CLINTON

HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS, HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 15 on the Plan of Luna Heights, Section II, as of record in Plat Book 2900, page 85, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Michael A. Hudgins and wife, Margaret J. Hudgins by deed from James H. Knight and wife, Robbie L. Knight of record in Book 5474, page 321, said Register's Office.

This conveyance is made subject to: (1) 1983 Taxes, which have been assumed by the Buyer(s); (2) Restrictions of record in Book 3066, page 234; and (3) All matters appearing on the Plan of record in Plat Book 2900, page 85, said Register's Office.

As part of the consideration for this transfer, the grantee(s) herein assume and agree to pay, the principal balance now due, plus future interest on a certain note, dated February 12, 1979, in the original principal sum of $31,600.00, payable to Engel Mortgage Company, Inc. in monthly installments, including interest as set forth in said note, and being secured by a deed of trust of record in Book 5398, page 217, said Register's Office.

H 5493 2

IDENTIF. REFERENCE

JUN 17 3 49 PM '83

FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN

unimproved ( )
This is improved (XX) property, known as 309 Lallemand Court Nashville, Tennessee 37211

TO HAVE AND TO HOLD the said tract or parcel of land, with the apurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors, heirs and assigns, forever, and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors, heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

In witness whereof, the GRANTORS have hereunto set their hands (if a corporation, has caused its name to be signed hereto by its duly authorized officer) on this 14th day of June, 19 83

Michael A. Hudgins
MICHAEL A. HUDGINS

Margaret J. Hudgins
MARGARET J. HUDGINS

STATE OF TENNESSEE
COUNTY OF Davidson

BOOK 6078 PAGE 383

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named MICHAEL A. HUDGINS and wife MARGARET J. HUDGINS the bargainor, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, this 14th day of June, 19 83.

My commission expires 4/19/87 Notary Public Helen D. Scott

STATE OF TENNESSEE
COUNTY OF

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared _____ with whom I am personally acquainted, and who, upon oath, acknowledged ___ self to be _____ of the _____, the within named bargainor, a corporation, and that as such _____, being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by the said _____ as such _____.

Witness my hand and official seal, at _____,
this _____ day of _____, 19____.

_____ Notary Public

Commission expires _____

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 43,624.89

Marcia A. Clinton
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF June, 19 83

MY COMMISSION EXPIRES: 4/19/87 (AFFIX SEAL)

Helen D. Scott
Notary Public

WARRANTY DEED

FROM MICHAEL A. HUDGINS and wife, MARGARET J. HUDGINS

TO JIMMIE R. CLINTON and wife, MARCIA A. CLINTON

Return to:
First Title & Escrow Company, Inc.
P.O. Box 926
256 Highland Building
BRENTWOOD, TENNESSEE 37027-0926

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF_____

FOR_____ BOOK 6078 PAGE 384

CO -CONVEYANCE	CC -CERTIFIED COPY	MISC -MISCELLANEOUS
MO -MORTGAGE	REL -RELEASE	CO TX -STATE TAX CONVEY
WD -WARRANTY DEED	UCC -UNIFORM COMMERCIAL CODE	MO TX -STATE TAX MORT
TD -TRUST DEED		PRFEE -PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			40684.89- CO	
			118.00 CO TX	
			.50 PRFEE	
			6.00 MISC	
			CHECK	118.00-
			6044 06/17/83 BSL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

HSY 937

Warranty Deed

June 17 3:49 PM '83

Felix Z. Wilson II, Register

Davidson County, TN

No. 957694