FORM NO. WD-1

BOOK 6263 PAGE 957

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 49,500.00

Ava Nell Timoschuk
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22 DAY OF March, 19 84

Notary Public

MY COMMISSION EXPIRES: 7/28/85

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Charles F. Brown, Jr., Attorney, 346 21st Avenue, North, Nashville, TN
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ava Nell Timoschuk (NAME)	Mortgage Corp. of the South (NAME)	80-4
1722 South Hamilton Rd. (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 10726 (STREET ADDRESS)	Par. 79
Nashville, Tennessee (CITY) (STATE) (P. O. ZIP)	Birmingham, Alabama 35202 (CITY) (STATE) (ZIP)	13DA-63730

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, WE, Hugh C. Hudgins and wife, Bonnie Jo Hudgins,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Ava Nell Timoschuk

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

Being part of Block No. 3 on the Map showing G. T. Sheegog's Subdivision at Bordeaux, Tennessee, as of record in Book 421, page 191, being Lots Nos. 7 and 8 on the Plan of Mrs. Loula McPherson's Subdivision of said part of Block No. 3, not of record, described according to a survey made by Erle Drake, County Surveyor, February 1, 1947, as follows:

Beginning on the southerly margin of South Hamilton Road at the northwest corner of the property conveyed to Sidney A. Smith, by deed from Mrs. Loula McPherson, of record in Book 1540, page 367, said Register's Office, being the corner of Lots Nos. 8 and 9; thence with the line between the said two lots, southeastwardly 174.8 feet to a fence line; thence with same, southwestwardly 100 feet to the corner of Lots 6 and 7; thence with the line between said two lots, northwestwardly 174.1 feet to the southerly margin of South Hamilton Road; thence with same, northeastwardly 100 feet to the beginning.

Being the same property conveyed by deed of record in Book 5126, page 754, Register's Office for Davidson County, Tennessee.

This conveyance is subject to a deed of trust, of record in Book 5126, page 754, Register's Office for Davidson County, Tennessee.

This is unimproved ( ) improved (X) property, known as 1722 South Hamilton Road, Nashville Tennessee
(House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their 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 and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their 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.

Witness our hand s this 22 day of March, 19 84

X Hugh C. Hudgins

X Bonnie Jo Hudgins

04/04 135.20 - CHECK

5923

STATE OF TENNESSEE
Davidson County

BOOK 6263 PAGE 968

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Hugh C. Hudgins and wife, Bonnie Jo Hudgins,

the bargainors, 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, Tennessee, this 22 day of March, 19 84.

Commission expires 7/25/85

Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (his oath / their several oaths) acknowledged (himself / themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he / they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19__.

My commission expires _____

Notary Public

WARRANTY DEED

FROM
Hugh C. Hudgins and wife,

TO
Bonnie Jo Hudgins

TO
Ava Nell Timoschuk

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

I 1 3 3 2 7

IDENTIF. REFERENCE

APR 4 9 22 AM '84

FELIX A. HUDSON II REGISTER
DAVIDSON COUNTY, TN

RUSH

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF BOOK 6263 PAGE 959

FOR

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
			49500.00- CAMT.	
			128.70 CSTAX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	135.20-
			5823A04/04/84 BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

11:33:27
IDENTIF. REFERENCE
APR 4 9 22 AM '84
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 25664