#03155

WARRANTY DEED

THIS INSTRUMENT PREPARED BY

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

BOOK 6268 PAGE 551

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Mr. John H. Dudney (NAME)	SAME (NAME)	160-14B
5853 Brentwood Trace (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Parcel 149
Brentwood, Tennessee 37027 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	FB# 6DU - 79296

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, D. REED HOUK and wife TERESA C. HOUK

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JOHN H. DUDNEY a single man

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 Unit No. 5853 on the Plan of Brentwood Trace Condominiums, as of record in Book 5200, page 219, Revised in Plat Book 5200, page 230 and Book 5200, page 261, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to D. Reed Houk and wife, Teresa C. Houk by deed from Haury & Smith Contractors, Inc. of record in Book 5659, page 347, said Register's Office.

This conveyance is made subject to: (1) 1984 Taxes, which have been prorated and assumed by the Buyer; (2) Master Deed of record in Book 5524, page 415; amended in Book 5545, page 510; (3) By-laws of record in Book 5524 page 424; amended in Book 5537, page 988; (4) Easements of record in Book 4460, page 110 and Book 4831, page 125; and (5) All matters appearing on the Plan of record in Book 5200, page 219; amended in Book 5200, page 261, said Register's Office.

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN
APR 11 1 43 PM '84
IDENTIF. REFERENCE
11:48:40

This is improved (XX) unimproved ( ) property, known as 5853 Brentwood Trace Brentwood, Tennessee 37027

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 29th day of March, 1984

D. Reed Houk
D. REED HOUK

Teresa C. Houk
TERESA C. HOUK

7703

STATE OF TENNESSEE
COUNTY OF Davidson

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named D. REED HOUK and wife, TERESA C. HOUK 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 29th day of March, 19 84.

My commission expires April 21, 1985 Notary Public Catherine Hershey

** or proven to me on the basis of satisfactory evidence

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 himself/herself 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 $ 55,250.00

John H. Dudney
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF March, 19 84

MY COMMISSION EXPIRES: 4-21-85 (AFFIX SEAL) Catherine Hershey
Notary Public

WARRANTY DEED

FROM D. REED HOUK and wife,

TO TERESA C. HOUK

JOHN H. DUDNEY

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

File Box 38

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

RECEIVED OF _____

FOR _____

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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

55250.00- CAMT.
143.52 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 150.02-
7703A04/11/84 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

11:48:40

T
IDENTIF. REFERENCE

APR 11 1 44 PM '84

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 27485