This instrument prepared by: EAST END TITLE & ESCROW, INC., 405 TWO MILE PIKE, GOODLETTSVILLE, TN. 37072

WARRANTY DEED Mail

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
HAROLD P. HUDGINS	SAME	MAP 33
(NAME)	(NAME)	PARCEL 94
2101 FERNWOOD DRIVE		
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	11D 37825
NASHVILLE TN 37216		
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

BOOK 6433 PAGE 631

For and in Consideration of the sum of TEN AND NO/100 ---------- ($10.00) *DOLLARS*

cash in hand paid and other good and valuable considerations, the receipt of which is hereby acknowledged,

165894

IDENTIF. REFERENCE

Nov 27 10 38 AM '84

DAVIDSON COUNTY, TN

ELOUISE WATKINS FRY AND JERE B. WATKINS, by and through EVELYN TAYLOR, Attorney In Fact hereinafter referred to as Grantors,

have bargained and sold, and by these presents do transfer and convey unto the said HAROLD P. HUDGINS hereinafter referred to as Grantee, his *heirs and assigns, a certain tract or parcel of land in* Davidson *County, State of Tennessee, described as follows, to-wit:*

Situated in the 11th Civil District of Davidson County, Tennessee, being Lot No. 4 on the Map of the Division of the Lands of Thomas J. Watkins, deceased, as of record in Book 42, page 712, and Book 371, page 348, Register's Office for Davidson County, Tennessee.

Beginning at a point, the intersection of the center lines of Old Dickerson Pike and a 20-foot private lane, the southwest corner of said Lot No. 4; thence with the center of said lane, South 88 East 70 poles to a stake in the west line of Lots Nos. 5 and 6; thence with the line between said lots and Lot No. 4, North 1 1/2 degrees East 41.26 poles to a stone, the northeast corner of Lot No. 4; thence with the north line of the same, North 88 1/2 West 47.2 poles to a point in the center of Old Dickerson Pike; thence with the center of same South 28 West 46 poles to the beginning, containing 14 2/3 acres.

INCLUDED in the above description but expressly EXCLUDED therefrom is the following two small tracts, the first of 1.95 acres and the second of .017 acres decreed to the Department of Highways of the State of Tennessee in the cause of R. H. Baker Commissioner, vs. George Watkins and wife, Rule No. 16471, by Decree of record in Minute Book 34, pages 417 and 562, of the Second Circuit Court of Nashville, Davidson County, Tennessee.

Being the same property conveyed to Mary E. Watkins and Elouise Watkins Fry by deed of record in Book 1320, page 149, Register's Office for Davidson County, Tennessee, with life estates retained to G. W. Watkins and wife, Jennie Watkins, both having since died. Mary E. Watkins died leaving a Last Will and Testament of record in Will Book 145, page 459, Probate Court for Davidson County, Tennessee vesting title in Elouise Watkins Fry and Jere B. Watkins.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 80,000.00

Subscribed and sworn to before me, this the 20th day of November 19 84

Harold P. Hudgins
Affiant

My commission expires: 4/19/87 (Affix Seal)

Notary Public

STATE OF TENNESSEE AT LARGE

36 11/27 217.50- CHECK

Evelyn Taylor executes this instrument as Attorney-in-Fact for Jere B. Watkins pursuant to Power of Attorney of record in Book 6248, page 35, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 1326 Dickerson Road, Nashville, TN
(House Number) (Street) P. O. Address: (City or Town)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, his *heirs and assigns, forever.*

And we *do covenant with the said* Grantee *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.*

And We, the said grantors, *do further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to the said land to the said* Grantee, his *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness our *hand*s *this* 20th *day of* November, *19* 84, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Elouise Watkins Fry

Elouise Watkins Fry

Jere B Watkins by

Jere B. Watkins

By: Evelyn Taylor attorney in fact

Evelyn Taylor, Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, *a Notary Public in and for said County and State, the within named* Elouise Watkins Fry

BOOK 6433 PAGE 633

the bargainor....., with whom I am personally acquainted, and who acknowledged that she *executed the within instrument for the purposes therein contained.*

Witness my hand and official seal at Goodlettsville, *Tennessee, this* 20th *day of* November, *19*84.

Cathy V. Clee, *Notary Public.*

Commission Expires 4/19/87

STATE OF TENNESSEE :
COUNTY OF DAVIDSON :

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named EVELYN TAYLOR to me known to be the person who executed the foregoing instrument on behalf of JERE B. WATKINS and acknowledged that she executed the same as the free act and deed of the said JERE B. WATKINS for the purposes therein contained.

WITNESS my hand and official seal at office in Goodlettsville, Tennessee, this 20th day of November, 1984.

Cathy V. Clee
NOTARY PUBLIC

My commission expires:

4/19/87

Before me, ..., *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* .....*he as such*....., *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by*.....*self as*.....

Witness my hand and seal, at office in.....,
this.....*day of*....., *19*.....

.....
Notary Public

Commission Expires.....

OFFICIAL RECEIPT

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

RECEIVED OF_____

FOR_____

BOOK 6433 PAGE 634

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

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

60000.00- CAMT.
208.00 CSTAX
.50 PRFEE
9.00 WDEED
CHECK 217.50-
0036A11/27/84 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 6 5 8 9 4

IDENTIF. REFERENCE

Nov 27 10 38 AM '84

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No.0088002