file 6of 23

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Address New Owner as follows:	Send tax bills to:	Map & Parcel
Alfred Hudgens, etux 5111 Michigan Ave. Nashville, TN 37209	Same	Map 91-7 Parcel 8 12W-22020

WARRANTY DEED

FOR AND IN CONSIDERATION 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, C & O Investments, a partnership, hereinafter called the Grantor, has bargained and sold and by these presents does transfer and convey unto the said Alfred Hudgens and wife, Bobbye C. Hudgens, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Nashville, Davidson County, Tennessee, being Lots Nos. 1201 and 1203, Block 39, on Plan No. 2 of West Nashville, of record in Book 57, Page 172, Register's Office for said County and the westerly 50' of 53rd Avenue, North, formerly Twelfth Street as shown on said Plan and also shown on a plan attached to and a part of Ordinance No. 711391 as of record in the office of the Metropolitan Clerk, described as follows:

Beginning at an iron pin at the intersection of the northerly margin of Pennsylvania Avenue and the centerline of said 53rd Avenue, North; thence with the said northerly margin of Pennsylvania Avenue, westwardly 110.0 feet to an iron pin, the southwesterly corner of Lot 1203; thence with the westerly line of said Lot No. 1203 northwardly 150.0 feet to an iron pin in the southerly margin of a 25' alley the northwesterly corner of said Lot No. 1203; thence with the southerly margin of said alley and parallel with the said northerly margin of said Pennsylvania Avenue, eastwardly 60.0 feet to an iron pin, the northeasterly corner of Lot No. 1201, the beginning of a curve to the left; thence with said curve (included angle; 36 degrees 01' 55", radius 85.0", tangent 27.64') 53.45 feet to an iron pin in the centerline of said 53rd Avenue, north; thence with said centerline and parallel to the said westerly line of said Lot No. 1203 southwardly 166.26 feet to the point of beginning.

Being the same property conveyed to James R. Overby d/b/a C & O Investments, by deed from Rock City Piping Contractors, Inc. of record in Book 6026, page 558, Register's Office for Davidson County, Tennessee. C & O Investments is now a partnership composed of James A. Campbell and James Roy Overby.

This property is conveyed subject to the plan of record in Book 57, Page 172, said Register's Office, and easements and restrictions as set forth in Metro Council Bill 71-1391.

This property is conveyed subject to all applicable local government planning, building and zoning regulations.

James R. Overby is one and the same person as James Roy Overby and he is unmarried.

This is improved property known as 5300 Pennsylvania Avenue, Nashville, TN. Juana S. Campbell joins in this conveyance for the purpose of conveying any marital rights she may have.

TO HAVE AND TO HOLD the said real estate, with the appurtenances, estate, title and interest thereto belonging to the said Alfred Hudgens and wife, Bobbye C. Hudgens, their heirs and assigns forever.

AND GRANTOR COVENANTS that it is lawfully seized and possessed of said real estate, in fee simple, that it has a good right to convey it and that the same is unencumbered, unless otherwise herein set out.

AND GRANTOR DOES further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the said real estate against the lawful claims of all persons whomsoever.

WITNESS our hand on this the 24th day of October, 1985.

James Roy Overby
James Roy Overby, Individually

James A. Campbell
James A. Campbell, Individually

Juanita S. Campbell

C & O Investments

By: James A. Campbell
James A. Campbell, Partner

By: James Roy Overby
James Roy Overby, Partner

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared James A. Campbell and James Roy Overby with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who upon oath, acknowledge themselves to be the partners of C & O Investments, a partnership, the within named bargainor, a partnership, and that they as such partners, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the partnership by themselves as partners.

Witness my hand and official seal on this the 29th day of October, 1985.

Linda Worden
NOTARY PUBLIC

My commission expires: My Commission Expires April 17, 1988

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $18,400.00.

Affiant

Subscribed and sworn to before me this the 24th day of October, 1985.

Linda Worden
NOTARY PUBLIC

My commission expires: My Commission Expires April 17, 1988

This instrument was prepared by:
TOM G. COLEMAN, JR., ATTORNEY
Coleman Real Estate Closing Service, Inc.
9000 East Church Street
Brentwood, TN 37027

STATE OF TENNESSEE

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COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named James A. Campbell and wife, Juana S. Campbell and James Roy Overby, unmarried, the bargainors, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Brentwood, Tennessee, this 29th day of October, 1985.

Linda Warden
NOTARY PUBLIC

My commission expires: 4/17/88.

4 5 2 7 4

TENNTITLE REFERENCE

Oct 31 3 09 PM '85

FELIX Z. [illegible]
DAVIDSON [illegible]

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
			1840.00- [illegible]	
			47.84 COTAX	
			.50 PRFEE	
			9.00 MOTAX	
			CHECK	57.34-
2241A	10/31/85	BAL		.31

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

4 9 2 7 4

IDENTIFICATION REFERENCE

Oct 31 3 00 PM '85

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY

No. 187557