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THIS INSTRUMENT PREPARED BY:
JOSEPH B. PITT, JR.
FIRST AMERICAN CENTER
NASHVILLE, TN 37238

G251443 File #35

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
~~Mary Elizabeth D'Auria~~ (NAME)	SAME (NAME)	
1038 Heritage Village (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	42-11A
Madison, TN (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	Parcel 38

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00) *Dollars,*

Cash in hand paid by Mary Elizabeth D'Auria and other good and valuable considerations accepted as cash the receipt of all of which is hereby acknowledged,

~~Joe W. Hudgins and wife, Eunice D. Hudgins~~

have this day bargained and sold, and do hereby transfer and convey unto the said ~~Mary Elizabeth D'Auria~~

the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, as follows, to-wit:

A part of Heritage Village Condominium tract as shown of record in Plat Book 4675 page 46, Register's Office forDavidson County, Tennessee, as follows:

Unit No. 1038 on the said Section Plat, together with the carport designated Number 1038, a family unit type, as shown in and described by the Master Deed Establishing Horizontal Property Regime with respect to Heritage Village Condominium, including the Plan and the Administrative By-Laws thereunto attached and exhibited, recorded in Book 4758, page 179, Register's Office for Davidson County, Tennessee, as amended in Book 4808, page 829, Register's Office for Davidson County, Tennessee.

Together with each and all of the rights, privileges and appurtenances thereunto belonging, as set forth in the said Master Deed, Plan and Administrative By-Laws, including without limitation such unit's undivided percentage interest in the land and general common elements.

Subject, however, to all of the provisions, conditions, restrictions, options, burdens, and undertakings contained in the Master Deed, the Plan and Administrative By-Laws thereunto attached and to the rules and regulations, all of which Grantees do assume and agree to observe and perform, including, but not limited to, the payment of assessments. (see sechedule A for remaining legal)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ ~~59,900.00~~

Subscribed and sworn to before me this the ~~16th~~ *day of* June *19* ~~86~~

My commission expires: ~~5-20-87~~ *(Affix Seal)*

Affiant ~~Mary Elizabeth D'Auria~~

Notary Public Judy A Dobbs

unimproved ( )
This is improved (X) property, known as ~~1038 Heritage Village, Madison, Tn~~ *(House Number) (Street) P.O. Address (City or Town)*

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

Whenever 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 hands this ~~16th~~ *day of* June *19* ~~86~~ *, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

~~Joe W. Hudgins~~
Joe W. Hudgins

~~Eunice D Hudgins~~
Eunice D. Hudgins

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me the undersigned, *a Notary Public in and for said County and State* Joe W. Hudgins and wife, Eunice D. Hudgins

the within named bargainor s, *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 Nashville, *Tennessee, this* 16th *day of* June, *19* 86.

Judy A Dobbs *Notary Public*

Commission expires 5-20-87

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, _____, *a Notary Public of the State and County aforesaid, personally appeared* _____, *with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), 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 _____

Schedule A

Being the same property conveyed to Joe W. Hudgins and wife, Eunice D. Hudgins, by deed from Kenneth Ray Jones, Jr., and wife, Bridget Ann Jones of record in Book 5621, page 477, Register's Office of Davidson County, Tennessee.

WARRANTY DEED

FROM

TO

Compliments of
Chicago Title Insurance Company
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37238

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TN
JUN 17 8 43 AM '86

IDENTIFICATION REFERENCE

96011

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

59900.00- CAMT.
155.74 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 162.24-
6185A06/17/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

11096

IDENTIFICATION REFERENCE

JUN 17 8 43 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 259749