THIS INSTRUMENT PREPARED BY: Homer R. Ayers, Attorney at Law
100 Long Hollow Pike
Goodlettsville, Tennessee 37072

WARRANTY DEED

ADDRESS NEW OWNERS:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
William G. Hudgins, ETUX 5444 Beech Church Pk. Goodlettsville, Tn. 37072	Same as new owner	25-3 Parcel 24 GO-14271

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, We, HOWARD Z. ALSUP and wife, DOROTHY C. ALSUP, hereinafter referred to as the "GRANTORS", have bargained and sold, and by these presents do transfer and convey unto the said WILLIAM G. HUDGINS and wife, JOYCE HUDGINS, hereinafter referred to as the "GRANTEES", their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

A tract of land in the 10th Civil District and the City of Goodlettsville described according to a survey by Stephen A. Draper, Surveyor, September 22, 1960, as follows:
Being the east part of Lot #51 of Moncriefs Subdivision of the Allen Mathes Lands, beginning at a point in the margin of Moncrief Avenue and running back with Lot #50, 289 feet to a point, then in a northerly direction bisecting Lot #51, 101 feet to a point, thence with Lot #52, 276 feet to the margin of Moncrief Ave., then with Moncrief Avenue, 100 feet to the point of beginning.
Being the same property conveyed to Howard Z. Alsup and wife, Dorothy C. Alsup by deed from W. C. Moncrief & Company, Inc., of record in Book 3641, page 491, Register's Office, Davidson County, Tennessee.

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, the GRANTORS, 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 warrant that the same is unencumbered, except as follows, to-wit:

1. 1986 State, County and City of Goodlettsville taxes, a lien, not yet due and payable, prorated between the parties and assumed in full by Grantees.

2. Easement for sanitary sewers granted City of Goodlettsville, of record in Book 4468, page 356, said Register's Office.

And We, the 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS our hands on this the 2nd day of July, 1986.

17595

IDENTIFICATION REFERENCE

JUL 7 9 32 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

Howard Z. Alsup
HOWARD Z. ALSUP

Dorothy C. Alsup
DOROTHY C. ALSUP

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 HOWARD Z. ALSUP and wife, DOROTHY C. ALSUP, the bargainors, with whom I am personally acquainted and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal, this the 2nd day of July, 1986.

Diane M. Catley
NOTARY PUBLIC

My Commission Expires: 1-19-88

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $30,000.00.

William Z. Hudgins
Affiant

Sworn to and subscribed before me, this the 2nd day of July, 1986.

Diane M. Catley
NOTARY PUBLIC

My Commission Expires: 1-19-88

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

RECEIVED OF _____

FOR _____

BOOK 6909 PAGE 123

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

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

30000.00- CAPT.
78.00 CSTAX
.50 PRFEE
6.00 WDELD
CHECK 94.50-
3804A07/07/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

17595

IDENTIFICATION REFERENCE

JUL 7 9 32 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 267250