B 0422

Address New Owner:	Send Tax Bills To:	Map/Parcel
T. Herschel Hudgens	Same	Map 92-13
P.O. Box 90284		Par 178
Nashville, Tn 37209		11W-77380

WARRANTY DEED

BOOK 7005 PAGE 623

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, WILLIAM T. KEELE, hereinafter called the Grantor, has bargained and sold and by these presents does transfer and convey unto the said T. Herschel Hudgens, hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in the County of Davidson, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 77 on the Plan of Hortense Place as of record in Book 161, page 167, Register's Office for Davidson County, Tennessee. Said Lot No. 77 fronts 57.5 feet on the westerly side of 33rd Avenue North, formerly Barren Street, and runs back between parallel lines with the southerly margin of Park, formerly First Avenue, 140 feet to an alley.

Title is vested in Georgia Millrany, Zelma Burks, Ruby Bratton and Tom Keele, a 2/3 undivided interest as devisees under the will of Katie E. Keele Neely of record in Will Book 149, page 646, Office of the Probate Clerk of Davidson County, Tennessee, and the heirs at law of Robert Thomas Edward Keele, deceased. Katie E. Keele Neely acquired title as Katie Essie (Pope) Keele by deed from Louise Taylor Sparks, James Thomas Taylor and Rob B. Keele of record in Book 3641, page 539, said Register's Office. Robert Thomas Edward Keele acquired title as one of the heirs at law of A. V. Keele, who died intestate on July 23, 1963, and whose Estate was administered by the Probate Court for Davidson County, Tennessee. A. V. Keele acquired title by deed from Mary Jane Keele of reocrd in Bok 1153, page 693, said Register's Office. By Order of the Probate Court of Davidson County, Tennessee, a copy of which is being recorded simultaneously herewith, William T. Keele was authorized to execute this Warranty deed.

This property is conveyed subject to the Plan of record in Book 161, Page 167, said Register's Office and to all applicable local government planning, building and zoning regulations.

This is improved property known as 325 33rd Avenue North, Nashville, Tennessee.

TO HAVE AND TO HOLD the said real estate, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

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

AND GRANTOR DOES further covenant and bind himself, his heirs, representatives, and assigns, to warrant and forever defend the title to the said real estate against the lawful claims of all persons whomsoever.

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 my hand on this 7th day of October, 1986.

William T Keele
WILLIAM T. KEELE

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $17,500.00.

William T Keele
AFFIANT

Sworn to and subscribed before me this 7th day of October, 1986.

Carolyn Sizemore
NOTARY PUBLIC

My commission expires: 9-11-88.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named William T. Keele, the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this 7th day of October, 1986.

Carolyn Sizemore
NOTARY PUBLIC

My commission expires: 9-11-88.

Prepared By:
Tom G. Coleman, Jr., Attorney
Coleman Real Estate Closing Service, Inc.
9000 E. Church St.
Brentwood, TN 37027

51402

IDENTIFICATION REFERENCE

Oct 9 4 16 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

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

RECEIVED OF _____

FOR _____

BOOK 7005 PAGE 625

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

1750 . 0- CONT.
49.00 CSTAX
.50 RREE
5.00 MISC 2
CHECK 54.50-
2547A10/09/86 BAL .0

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

51402

IDENTIFICATION REFERENCE

Oct 9 4 16 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 305110