"THIS INSTRUMENT PREPARED BY INFORMATION FURNISHED BY THE PARTIES HEREIN"

THIS INSTRUMENT PREPARED BY:
STEWART & BLACK, ATTORNEYS
333 SOUTH GALLATIN ROAD
MADISON, TN 37115

5934 05/15 0101 03CHECK 143.48

ADDRESS NEW OWNER:

KENNETH W. HUDSPETH
801 INVERNESS AVENUE
NASHVILLE, TN 37204

SEND TAX BILLS TO:

COLLATERAL MORTGAGE, LTD.
P.O. BOX 830180
BIRMINGHAM, AL 35283-0180

MAP/PARCEL NUMBER:

MAP 61-16
PARCEL 194

STATE OF TENNESSEE :
COUNTY OF DAVIDSON :
THE ACTUAL CONSIDERATION OR VALUE WHICHEVER IS GREATER, FOR THIS TRANSFER IS $40,633.17.

Kenneth W. Hudspeth
AFFIANT

Subscribed and sworn to me, this the 10th day of May, 1989.

Denise C. Ayers
Notary Public
My commission expires: 3-31-90

32811

IDENTIFICATION REFERENCE
MAY 15 8 47 AM '89

WARRANTY DEED

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, including a certain indebtedness from Ruth V. Hudspeth to Collateral Mortgage, Ltd., of record in Book 6687, page 141, Register's Office for Davidson County, Tennessee, the liability for which the Grantee hereby expressly assumes and holds Grantor harmless from same, the receipt and sufficiency of which are hereby expressly acknowledged, I, RUTH V. HUDSPETH, UNMARRIED, hereinafter referred to as GRANTOR, have this day bargained and sold, and do hereby transfer and convey unto the said KENNETH W. HUDSPETH, hereinafter referred to as GRANTEE, HIS successors, heirs and assigns, certain real estate in DAVIDSON County, Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of GRANTOR in and to any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (the "Property").

This conveyance of the "Property", and all covenants and warranties contained herein, are made expressly subject to the

exceptions and other matters set forth in Exhibit "B", which is attached hereto and incorporated herein by reference.

This is improved property known as 1227 ARDEE AVENUE, NASHVILLE, TN 37216.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said GRANTEE, HIS successors, heirs and assigns forever, I covenant that I AM lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered except to the extent otherwise set forth in Exhibit "B" hereto.

I further covenant and bind MYSELF and MY heirs and representatives, to warrant and forever defend the title to said GRANTEE, HIS successors, heirs and assigns, against the lawful claims of all persons.

WITNESS my hand this ~~10th day of~~ May, 1989.

Ruth V. Hudspeth
RUTH V. HUDSPETH

Kenneth W. Hudspeth
KENNETH W. HUDSPETH

STATE OF TENNESSEE :

COUNTY OF DAVIDSON :

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, RUTH V. HUDSPETH, UNMARRIED, the within named 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 Madison, Tennessee, on this the 10th day of May, 1989.

Denise C. [illegible]
notary public

My commission expires: 5-11-92

STATE OF TENNESSEE :

COUNTY OF DAVIDSON :

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, RUTH V. HUDSPETH, UNMARRIED, the within named 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 Madison, Tennessee, on this the 10th day of May, 1989.

Denise C. [illegible]
notary public

My commission expires: 5-11-92

EXHIBIT 'A'

Land in Davidson County, Tennessee, being Lot No. 39 of Block "C" on the Map of a Resubdivision of Sunnymeade, of record in Book 974, pages 56 and 57, Register's Office for said County.

Said Lot No. 39 fronts 50 feet on the northerly side of Ardee Avenue and runs back 284.5 feet on the westerly line and 282 feet on the easterly line, to a dead line, measuring 50 feet thereon.

Being the same property conveyed to Ruth V. Hudspeth by Warranty Deed from Dorothy Huggins, of record in Book 6687, page 138, Register's Office for Davidson County, Tennessee.

EXHIBIT 'B'

1. Real property taxes for 1989 and all future years.

2. Plat of record in Book 974, pages 56 and 57, Register's Office for Davidson County, Tennessee.

3. Any restrictions, setbacks or easements of record in said Register's Office.

J

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

RECEIVED OF _____

FOR _____

BOOK 7840 PAGE 831

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

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL
				CAMT 40633.17
				CON TX 133.98
				PRFEE 0.50
				WDEED 9.00
				TOTAL 143.48
				CHECK. 143.48
05/15/89	01			08:49 0001 5934

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

32811

IDENTIFICATION

MAR 15 8 47 AM '89

FELIX Z. WILSON, II

No. 209365