Book 58

ADDRESS NEW OWNERS	SEND TAX BILLS TO	MAP-PAR NO.
Michael A. Hudgins 500 Radnor Nashville, TN	First American National Bank	119-13 211 6DA-37213

WARRANTY DEED BOOK 8007 PAGE 80

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantee(s) and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Frank M. Bess, Jr. and wife** Jimmie Opal Bess, have bargained and sold, and by these presents do transfer and convey unto the said **Michael A. Hudgins**, the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being lot No. 92 on the mp of College Heights as of record in Book 332, page 19, of the Register's Office for said County.

Said lot No. 92 fronts 50 feet on the northerly side of Radnor Street and runs back between parallel lines with the westerly margin of Myrtle Avenue 169 feet to an alley. 92.80

Being the same property conveyed to Frank M. Bess, Jr. by deed from Willie May Cooper, an unmarried widow of record in book 7965, page 388, said Register's Office for Davidson County, Tennessee.

This conveyance is subject to all restrictions, easements and plats of record in Register's Office for said County.

This is improved property, known as: **500 Radnor, Nashville, TN**

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 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 the same is unencumbered, unless otherwise herein set out. And we 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.

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 14 day of December, 1989.

Frank M. Bess Jr.
FRANK M. BESS, JR.

Jimmie Opal Bess

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 Frank M. Bess, Jr. 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 14th day of December, 1989.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 5-20-92

****

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or true value, whichever is greater, for this transfer is $26,000.00

AFFIANT

SWORN TO AND SUBSCRIBED BEFORE ME THIS 16 DAY OF December 1989.

NOTARY PUBLIC

MY COMMISSION EXPIRES:
5-20-92

90031

IDENTIFICATION REFERENCE

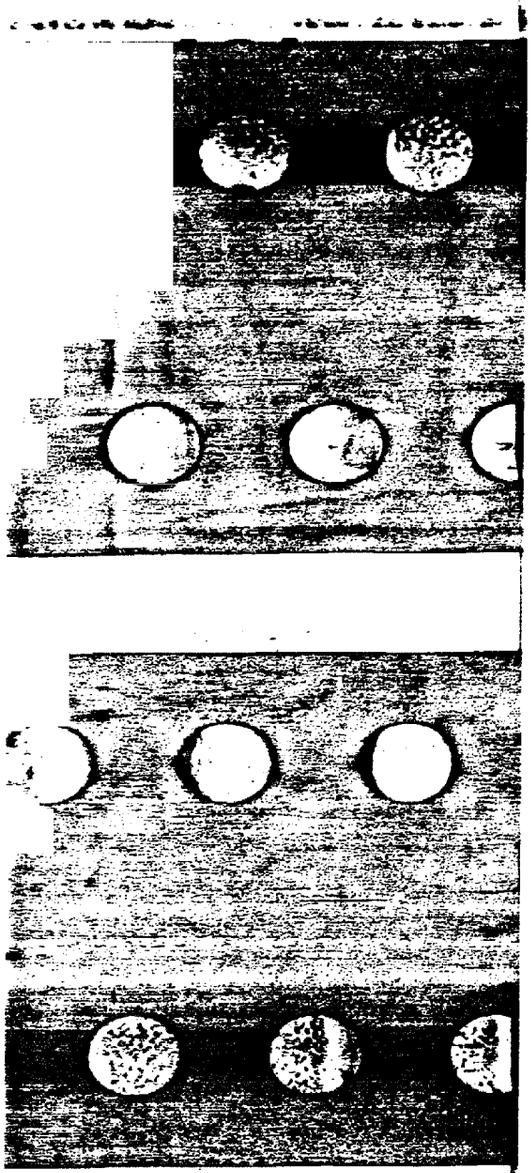
Dec 18 2 19 PM '89

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY, TN

This instrument was prepared by:

Rick M. Johnson, 3221 Nolensville Road, Nashville, Tennessee 37211

(615) 833-5858



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

RECEIVED OF _____

FOR _____

BOOK 8007 PAGE 82

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	26000.00
CON TX	85.80
PRFEE	1.00
WDEED	6.00
TOTAL	92.80
CHECK	92.80

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

12/18/89 01 14:20 0001 5640

90031

IDENTIFICATION REFERENCE

Dec 18 2 19 PM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 276796