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G#8063-2

FILE IN BOX #14
MAP 093-10-0-A
PARCEL 405
FB#13W-14156

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 72,500.00 .

Harold P Hudgins
Affiant

Subscribed and sworn to before me this the 23rd day of April, 1992.

My Commission Expires: 9/16/95

Notary Public

THIS INSTRUMENT PREPARED BY: CHERNAU, MILAM & WEISS, P.C.
424 Church Street, Suite 1350, Nashville, TN 37219

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:
HAROLD HUDGINS etux	"NEW OWNERS"
(Name)	(Name)
457 Second Avenue South	
(Street Address)	(Street Address)
Nashville, TN 37201	
(City) (State) (Zip Code)	(City) (State) (Zip Code)

S P E C I A L W A R R A N T Y D E E D

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named "Grantees", and other good and valuable consideration, the receipt and sufficiency all of which is hereby acknowledged, **UNION PLANTERS NATIONAL BANK, AS SUCCESSOR TO FIDELITY FEDERAL BANK, FSB**, hereinafter called the "Grantor", has bargained and sold, and by these presents does transfer and convey unto **HAROLD HUDGINS and wife, KOLLEEN B. HUDGINS, as tenancy by the entirety**, hereinafter called the "Grantees", their heirs and/or assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

BEING Unit No. 405 on the Plan of Howell Park Condominiums, as of record in Book 6250, Page 868, Register's Office for Davidson County, Tennessee, for a more complete identification and description of such Unit.

BEING the same property conveyed to Fidelity Federal Bank, a Federal Savings Bank, its successors and assigns, by Successor Trustee's Deed from William L. Rosenberg, Successor Trustee, of record in Book 8235, Page 935, Register's Office for Davidson County, Tennessee. The said Union Planters National Bank having acquired and become the successor to Fidelity Federal Bank, FSB.

THE LEGAL DESCRIPTON CONTAINED HEREIN IS THE SAME AS IN THE PREVIOUS DEED.

THIS is improved property, known as 405 2ND AVENUE SOUTH, NASHVILLE, TENNESSEE 37201.

THE CONVEYANCE OF THE ABOVE PROPERTY IS MADE SUBJECT TO THE FOLLOWING:

1. INCLUDED in this conveyance, but specifically EXCLUDED from any and all warranties of title and/or seisin, the Grantor quitclaims and conveys any right, title and interest, if any, it may have in Garage Number 4, located at Howell Park Condominiums.
2. Taxes for the current year which have been prorated and assumed by the Grantees herein.
3. All terms and provisions of the Master Deed of record in Book 6816, Page 411, Register's Office for Davidson County, Tennessee.
4. All terms and provisions of the Charter of the Howell Park Condominiums Homeowners' Association, Inc., of record in said Register's Office; and the By-Laws of Howell Park Homeowners' Association, Inc., of record in Book 6816, Page 420, Register's Office for Davidson County, Tennessee.
5. Easements and minimum building setback lines, if any, conditions of the Owner's Certificate and dedication of common areas as shown on the Plan of Howell Park Condominiums, of record as aforesaid.

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, and the heirs and/or assigns of said Grantees, forever; and, the Grantor further covenants with the said Grantees that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it; and the same is unencumbered, unless otherwise herein set out.

Grantor does further covenant and bind itself and its successors and assigns, to warrant and forever defend the title to the said Grantees, their heirs and/or assigns, against the lawful claims of all persons claiming the same by, through, or under the Grantor.

IN WITNESS WHEREOF, the Grantor has caused its name to be affixed hereto, by its duly authorized officer, on this 23rd day of April, 1992.

UNION PLANTERS NATIONAL BANK

BY: _____

TITLE: Assistant Vice President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Stephen P. Moody, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who his upon oath acknowledged himself to be the Asst. Vice President of the **UNION PLANTERS NATIONAL BANK, AS SUCCESSOR TO FIDELITY FEDERAL BANK, FSB,** the within named bargainor, a banking corporation, and that he as such Asst. Vice President, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as such officer.

Witness my hand and official seal at office at Nashville, Tennessee, on this the 23rd day of April, 1992.

My Commission Expires: 9/16/95

Notary Public

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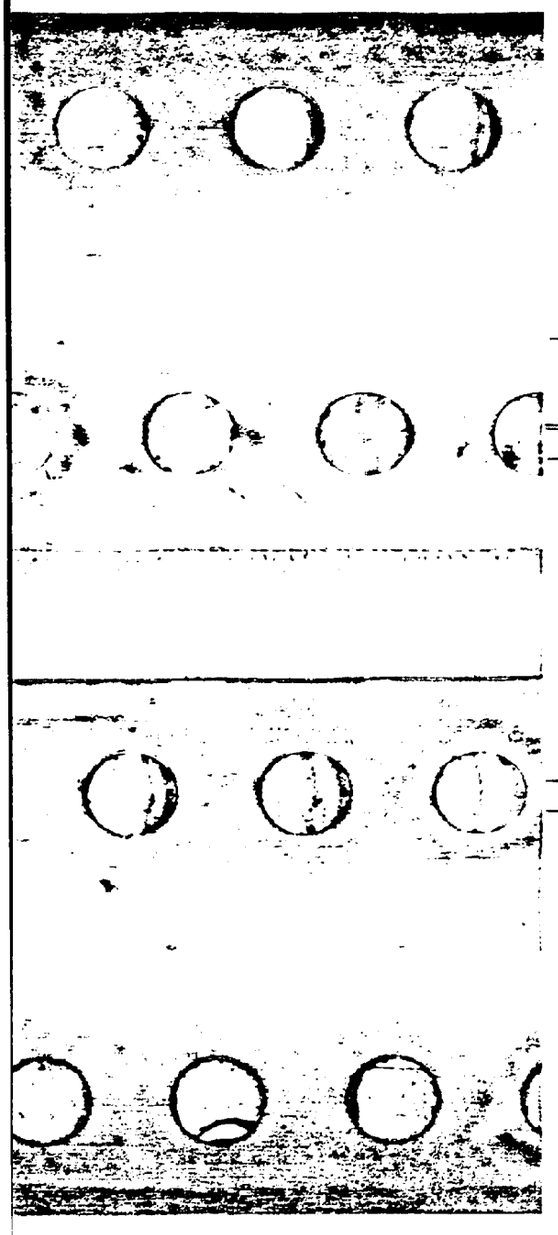
3907 04/24 0101 03CHECK 278.25

04655

IDENTIF. TREFERENCE

APR 24 2 51 PM '92

DAVIDSON COUNTY TN.



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

CAMT 72500.00
CON TX 268.25
PRFEE 1.00
WDEED 9.00
TOTAL 278.25
CHECK 278.25

04/24/92 01 14:52 0001 3907

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

04655

IDENTIF. TREFERENCE

APR 24 2 51 PM '92

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY TN.

No. 524715