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FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $51,000.00

John R. Ackerman
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF September, 1992.

Jimmy A. Duncan
Notary Public

MY COMMISSION EXPIRES: 11-25-95

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Jimmy A. Duncan, Atty., 4904 Charlotte Ave., Nashville, Tn. 37209
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
T. Herschel Hudgins (NAME)	SAME (NAME)	Map 91-16
8384 River Rd (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Par. 307
Nashville TN 37209 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM 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, WE, Helen A. Demonbreun, Emma M. Miller, Sammie A. Guthrie, Frankie A. Boyte, John R. Ackerman, William P. Ackerman being all the heirs at law of S. D. Ackerman and wife, Lydia Corrinne Ackerman HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO T. Herschel Hudgins and wife Mildred Hudgins

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

Land in Davidson County, Tennessee
Being Lot No. 7 of Block 10 on the plan of the Charlotte Park Company's Second Addition to Nashville as of record in Book 57, pages 160 and 161, Register's Office for said County, to which reference is made for a more Complete description.
Said Lot No. 7 fronts 50 feet on the northerly side of Park Avenue, formerly First Avenue, and runs back between parallel lines with the easterly margin of 40th Avenue North, formerly "C" Street, 150 feet to an alley, showing on said alley 50 feet.

Being the same property conveyed to S. D. Ackerman and wife, Lydia Corrinne Ackerman by Deed, dated December 11, 1930, from Higgins Brothers of record in Book 869, Page 393, Register's Office for Davidson County, Tennessee. The said S. D. Ackerman and wife, Lydia Corrinne Ackerman having since died intestate vesting title in their heirs at law.

Louis A. Demonbreun, Sr., John L Miller, Jr. Hubbert B. Guthrie, James W. Boyte and Shelby J. Ackerman join in this conveyance for the express purpose of conveying any right, title, or interest they many have by virture of their marriage to the heirs at law of S. D. Ackerman and wife, Lydia Corrine Ackerman

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

unimproved { } This is improved { X } property, known as 3912 Park Avenue, Nashville, Tn. 37209
(House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

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 seised 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. Wherever 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 3rd day of September, 1992

Hubbert B. Guthrie
Frankie A. Boyte
Louis A. Demonbreun
Sammie A. Guthrie
Lydia C. Corrinne
William P. Ackerman
Shelby J. Ackerman
Emma M. Miller
John L Miller Jr
John R. Ackerman
Helen A Demonbreun

STATE OF TENNESSEE
Davidson County

ersonally appeared before me, Jimmy A. Duncan, a Notary Public in
nd for said County and State, the within named Helen A. Demonbreun, Louis A. Demonbreun, S
Emma M. Miller, John L Miller, Jr., Sammie A. Guthrie, Hubert B. Guthrie,
Frankie A. Boyte, James W. Boyte, John R. Ackerman, Shelby J. Ackerman, William P.
he bargainors, with whom I am personally acquainted, (or proved to me on the basis Ackerman
f satisfactory evidence) and who acknowledged that they executed the within
nstrument for the purposes therein contained.
itness my hand and official seal at Nashville, Tennessee, this 3rd
ay of September, 1992.

Jimmy A. Duncan Notary Public

ommission Expires 11-25-95

STATE OF TENNESSEE
Davidson County

Before me, _____ a Notary Public in and for the State and County aforesaid, personally appeared _____

_____

_____

with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the _____ _____ of the _____ a corporation, and that he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

Witness my hand and official seal at _____, _____, this _____ day of _____, 19___.

_____ Notary Public

Commission Expires _____

WARRANTY DEED

44554

IDENTIFICATION REFERENCE

SEP 9 3 14 PM '92

DAVIDSON COUNTY, TN

PICK-UP

FROM

Heirs at Law of S. D. Ackerman and wife, Lydia Corrine Ackerman

TO

Herschel Hudgins and wife, Mildred Hudgins

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

5270 09/09 0101 03CHECK 197.70

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 51000.00
CON TX 188.70
PRFEE 1.00
WDEED 8.00
TOTAL 197.70
CHECK 197.70

09/09/92 01 15:14 0001 5270

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

44554

IDENTIFICATION REFERENCE

SEP 9 3 14 PM '92

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 568938