WARRANTY DEED

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mail

FROM: Frances Combs, Unmarried

TO: Michael R. Judkins and wife
Margaret Judkins

PREPARED BY:
John G. Doak, Sr.
Attorney At Law
2525 Lebanon Road
Nashville, Tn., 37214
Supreme Court # 2343

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Mr. and Mrs. Michael R. Judkins	Union Planters Mortgage Company	86-7-11
1005 Carriage Way Court	P.O.. Box 3137, Memphis, Tn.	Fld Bk Number 4D-1106
Hermitage, Tn., 37076	38173-0137	

63522

IDENTIFICATION REFERENCE

NOV 12 9 41 AM '92

DAVIDSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is: $57,049.33

Margaret A. Judkins
Affiant

Sworn to and subscribed before me this sixth (6th) day of November, 1992.

John G Doak
Notary Public

My Commission Expires 27 March 1995

(AFFIX SEAL)

NOTARY PUBLIC STATE OF TENNESSEE

FOR AND IN CONSIDERATION of the sum of Five thousand and no/100ths ($5,000.00) Dollars, cash paid by Grantees, and their assumption of and agreement to pay, when and as due, the indebtedness represented by the existing deed of trust note secured by a deed of trust of record in Book 6864 Page 306 Registers Office for Davidson County, Tennessee, Grantor/s have this day bargained and sold, and do hereby transfer and convey unto Grantees: Michael R. Judkins and wife Margaret Judkins, their heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

LAND in Davidson County, Tennessee, being Lot No. 12 on the Plan of Jackson's Retreat, Phase I, Section II, as of record in Book 5200, page 334, Register's Office for Davidson County, Tennessee.

SAID Lot No. 12 fronts 70 feet on the easterly margin of Carriage Way Court and extends back 90 feet on the northerly line and 120 feet on the southerly line to a dead line in the rear measuring 76.16 feet thereon.

BEING the same property conveyed to Frances Combs by deed from Joseph B. Gallaher and wife, Cynthia F. Gallaher, of record in Book 7674, page 862, Register's Office for Davidson County, Tennessee.

This is improved (X) property, known as:

1005	Carriage Way Court	Hermitage	Tn..,	37076
Number	Street	City or Town	State	Zip Code

TO HAVE AND TO HOLD the said real estate, with the appurtenances, estate, title and interest thereto belonging to the said grantees, their heirs and assigns forever. We covenant that we are 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 for the following : Matters (unknown to Grantors) which might be disclosed by an accurate survey and physical inspection of the premises, Restrictions of record in Bk 5676, Pg 67, and Bk 6176, Pg 939, and any matters shown on the Plan of record in Bk 5200, Pg 334, and the above mentioned deed of trust (Bk 6864, Pg 306), Registers Office For Davidson County, Tn.

Grantors further covenant and bind themselves, heirs and representatives, to warrant and forever defend the title to the said real estate to said grantees, their heirs and assigns, against the lawful claims of all persons, whomsoever.

IN WITNESS WHEREOF, we, the said grantors (for purposes of the conveyance, the disclosures, and expressed warranties), and grantees (for the purpose of mortgage/deed of trust assumption), hereunto set our hands this the 6th day of November, 1992

Frances Combs

Frances Combs

Michael R. Judkins

Michael R. Judkins

Margaret A. Judkins

Margaret Judkins

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public, in and for the State and County aforesaid, the within named Grantor/s, Frances Combs the bargainor/s, with whom I am personally acquainted or who satisfactorily identified him/her/themselves to me, and did acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office in Davidson County, Tennessee this 6th day of November, 1992

John G Doak

My Commission Expires: 27 March 1993 Notary Public

DOAK * NOTARY PUBLIC * DAVIDSON COUNTY * STATE OF TENNESSEE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared the Grantees, Michael R. Judkins and wife Margaret Judkins, with whom I am personally acquainted or who satisfactorily identified him/her/themselves to me, and did acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office in Davidson County, Tennessee this 6th day of November, 1992

John G Doak

My Commission Expires: 27 March 1993 Notary Public

DOAK * NOTARY PUBLIC * DAVIDSON COUNTY * STATE OF TENNESSEE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

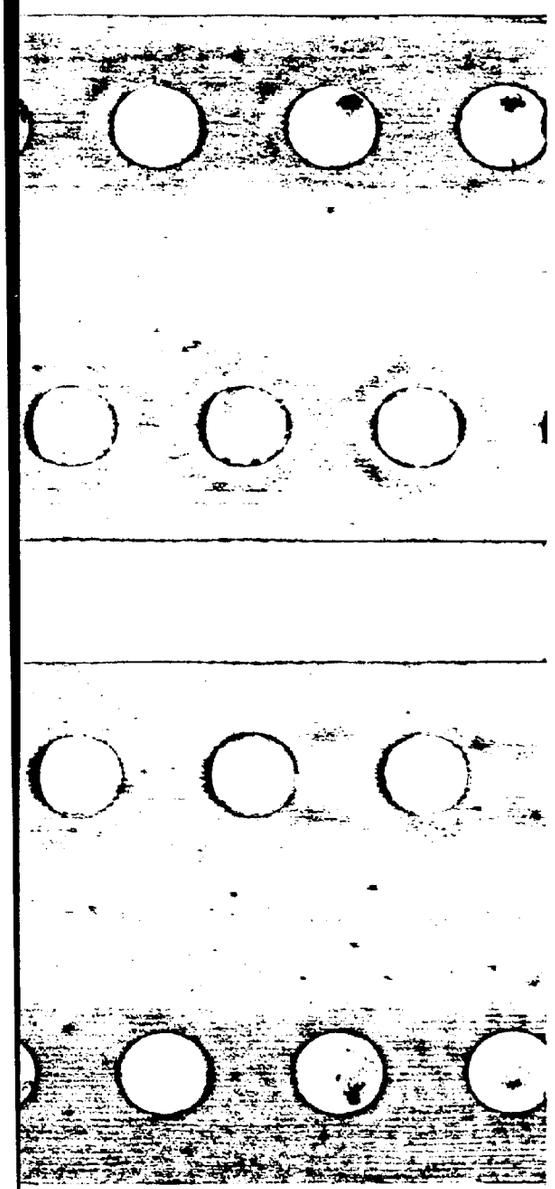
Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared .....the within named bargainor, a corporation, and that he/she, as such .....being authorized so to do, executed the foregoing instrument for the purpose/s therein contained, by signing the name of the corporation by his/herself as such.....
.....

Witness my hand and official seal at office in .....County, Tennessee, this .....day of.....19.....

My Commission Expires:.....

.....
Notary Public

5914 11/12 0101 03CHECK 220.00



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 57049.33
				CON TX 211.08
				PRFEE 1.00
				WDEED 8.00
				TOTAL 220.08
				CHECK 220.08
11/12/92	01			09:39 0001 5914

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

6352 2

IDENTIFICATION REFERENCE

Nov 12 9 41 AM '92

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 589730