This Instrument Prepared By:
JOHN T. GWIN, ATTORNEY AT LAW
2542 North Mt. Juliet Road
Post Office Box 888
Mt. Juliet, TN 37122

mail

BOOK 8901 PAGE 975

ADDRESS NEW OWNER:
Doris M. Hudgins
4409-4411 Gina Brook Drive
Hermitage, Tennessee 37076

SEND TAX BILL:
To Mortgagee

MORTGAGEE:
First Investment Company
4300 East Broad Street
Columbus, Ohio 43216-0749

MAP AND PARCEL:
Map 86-16
Group
Parcel 50

7772 03/31 0141 03CHECK 227.60

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Dan C. Clarke Jr. and wife, Mary C. Clarke,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Doris M. Hudgins,** married, hereinafter called the Grantee, her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

> Being Lot No. 131 on the Plan of Gina Brooke Subdivision, of record in Plat Book 5800, page 73, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete and accurate description.
>
> This is the same description as the prior deed of record.
>
> Being the same property conveyed to Dan C. Clarke Jr. and wife, Mary C. Clarke by deed from Robert W. Slate and wife, Ruth N. Slate, dated May 4, 1983, as of record in Book 6052, page 483, Register's Office for Davidson County, Tennessee.

This is improved property known as 4409-4411 Gina Brook Drive, Hermitage, TN 37076.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to restrictive covenants affecting the property herein conveyed, as evidenced by an instrument of record in Book 5903, page 664, Register's Office for Davidson County, Tennessee, to which instrument reference is here made.

This conveyance is also made subject to all of those facts, conditions and limitations shown upon the Plat of record in Plat Book 5800, page 73, said Register's Office, including but not limited to a 30 foot minimum building setback line from Gina Brooke

Drive; a 2.5 X 25 foot utility anchor easement located of each front corner of said lot; and a 10 foot easement for public utilities and drainage along the rear line(s) of said property.

Real property taxes for 1993 have been settled between the parties, and are the responsibility of Grantee.

As a portion of the consideration for this conveyance, as evidenced by Grantee's acceptance of this deed, Grantee herein assumes and promises to pay as due, and Grantee agrees to indemnify and hold Grantors harmless from any further or future liability associated with, the existing first mortgage indebtedness on the subject property owed to First Investment Company, commencing with the payment due on April 1, 1993, and which mortgage indebtedness is evidenced by an instrument of record in Book 6951, page 755, Register's Office for Davidson County, Tennessee. The escrow account relating to the loan being assumed is transferred to the Grantee, as is the hazard insurance.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Doris M. Hudgins, unmarried, her heirs and assigns, forever; and we, Dan C. Clarke, Jr. and wife, Mary C. Clarke, do covenant with the said Grantee 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 Grantee, her heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this the 30th day of March, 1993.

Dan C. Clarke, Jr.

Mary C. Clarke

05044

TREFERENCE

31 2 19 PM '93

STATE OF TENNESSEE)
COUNTY OF WILSON)

BOOK 8901 PAGE 977

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named **Dan C. Clarke, Jr. and wife, Mary C. Clarke**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained.

Witness my hand and official seal at Mt. Juliet, Tennessee, this the 30th day of March, 1993.

Patricia M. Durrin
NOTARY PUBLIC

PATRICIA M. DURRIN NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires: February 3, 1997

STATE OF TENNESSEE)
COUNTY OF WILSON)

The actual value or consideration, whichever is greater, for this transfer is $ 58,045.84.

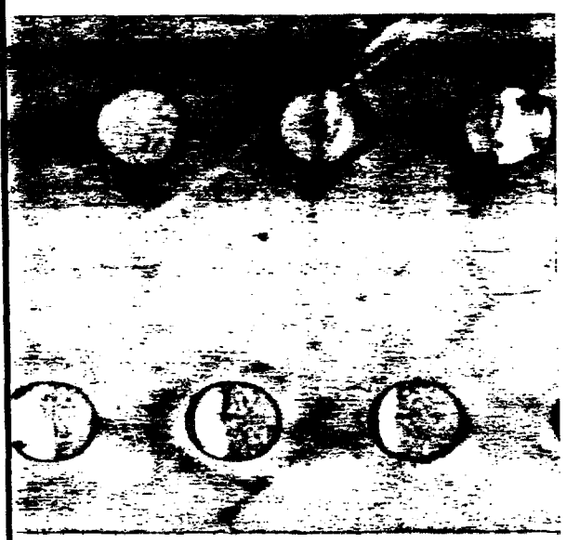
Dan M. Durrin
AFFIANT

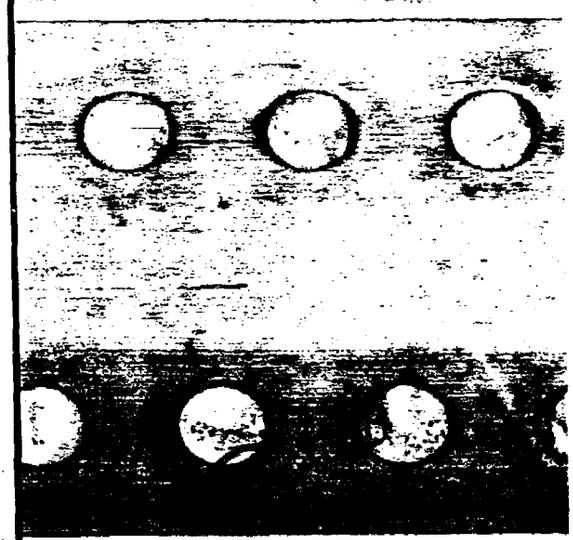
Subscribed and sworn to before me
this 30th day of March, 1993.

Patricia M. Durrin
NOTARY PUBLIC

My Commission Expires: February 3, 1997

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE





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

RECEIVED OF _____

FOR BOOK 8901 PAGE 978

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	58045.84
CON TX	214.60
PRFEE	1.00
WDEED	12.00
TOTAL	227.60
CHECK	227.60

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

03/31/93 01 14:13 0001 7752

05044

IDENTIFICATION REFERENCE

MAR 31 2 14 PM '93

DAVIDSON COUNTY, TN

No. 635200