TAX IDENTIFICATION: 131-6-E-305

SEND TAX BILLS TO

Owners

NAME AND ADDRESS OF NEW OWNERS

James M. Hudgins et ux
305 BOXMERE
NASHVILLE, TN. 37215

BOOK 9256 PAGE 341

Prepared from Information
Furnished By the Parties By:
SMITH & SELLERS, Attorneys at Law
Murfreesboro, Tennessee (sm)

STATE OF TENNESSEE)
ss.
DAVIDSON COUNTY)

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, and other good and valuable consideration, cash in hand paid, receipt of which is hereby acknowledged; I, the undersigned, **JAMES W. McAFEE, JR.**, have this day bargained and sold and do by these presents hereby transfer and convey unto **JAMES M. HUDGINS and wife, JEAN P. HUDGINS**, their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

BEING all of **Unit No. 305** on **the Plan of Burton Hills, Village of Boxmere, Phase I**, as shown in exhibit to Master Deed as recorded in Book 6666, page 790, said Register's Office, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to Anne M. McAfee by deed from Burton Hills Properties, a Kentucky general partnership, of record in Book 6947, page 513, Register's Office for Davidson County, Tennessee. The said Anne M. McAfee died testate bequeathing the property to the undersigned by Will appearing of record in Will Book 187, page 85, County Court Clerk's Office for Davidson County, Tennessee.

This conveyance is subject to any and all lawful easements, setback lines, restrictions, etc. of record and applying to the within described property, and to the zoning regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said grantees, their heirs and assigns, forever.

The undersigned covenant with the said grantees that I am lawfully seized and possessed of said real estate; that I have a good right to convey the same; and that it is unencumbered except by lien of the 1994 property taxes, which taxes are being prorated between the parties hereto, the grantor paying to the grantees my proportionate share and the grantees assuming payment thereof.

The undersigned further covenant and bind myself, my heirs and assigns, forever to warrant and defend the title to said real estate unto the said grantees, their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY HAND, this 22nd day of February, 1994.

JAMES W. McAFEE, JR.

20314
IDENTIF. & REFERENCE

94 FEB 23 AM 11:07
FILED
REGISTER
DAVIDSON COUNTY, TN.

8351 02/23 0101 03CHECK 387.33

STATE OF TENNESSEE)
ss.
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public in and for said county and state, the within named JAMES W. McAFEE, JR., the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the foregoing (WARRANTY DEED) instrument for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL at office, this the 22nd day of February, 1994.

Suzanne E. Marlowe
Notary Public

My commission expires: 1-11-96

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I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $102,250.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

James M. Hodgins
Affiant

SWORN to and subscribed before me this the 22nd day of February, 1994.

Suzanne E. Marlowe
Notary Public

My commission expires: 1-11-96

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



RECEIVED OF _____

FOR _____

BOOK 9256 PAGE 343

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	
				102250.00
			CON TX	378.33
			PRFEE	1.00
			WDEED	8.00
			TOTAL	387.33
			CHECK	387.33
02/23/94	01	11:08	0001	8351

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

20314
IDENTIF. & REFERENCE

94 FEB 23 AM 11:07
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 759244