This instrument prepared by:
JOHN C. HESS, P.C.
Suite 101, Gallatin Building
278 Franklin Road
Brentwood, Tennessee 37027
(615) 371-0302

Mail

WARRANTY DEED

NEW OWNERS:
Joe R. Smith
215 Connell Street
Goodlettsville, TN 37072

SEND TAX BILLS TO:
Same.

MAP PARCEL NUMBER:
19-13 - 78+77

For and in consideration of the sum of thirty-eight thousand four hundred dollars ($38,400.00), William G. Hudgins and wife, Peggy Joyce Hudgins, have this day bargained and sold, and do hereby transfer and convey their interest unto the said, Joe R. Smith, the grantee herein, his successors, heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

TRACT I:

Land in Davidson County, Tennessee, being the west 80 feet of the East 92 feet of S. 120 feet of Lot No. 19 on the Map of Subdivision of R.A. Cartwright Heirs Lands at Goodlettsville, Tennessee, of record in Book 421, pages 144 and 145, Register's Office for Davidson County, Tennessee. Said part of said Lot No. 19 fronts 80 feet on the northerly side of Connell Street and runs back between parallel lines from the center of said Street 120 feet to a dead line on the Renday Johnson property.

Being the same property conveyed to William G. Hudgins and Wife, Peggy Joyce Hudgins, by deed from Thomas C. Skinner and Wife, Janet S. Skinner, of record in Book 8007, page 268 and 269, Register's Office, Davidson County, Tennessee.

TRACT II:

Land in Davidson County, Tennessee, being the north 100 feet and east 12 feet of south 120 feet of the east 92 feet of Lot No. 19 on the Map of the subdivision of R.A. Cartwright's Heir Land at Goodlettsville, Tennessee, of record in Book 421, pages 144 and 145, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 19 fronts 12 feet on the northerly side of Connell Street and runs back on the easterly side of Lot No. 19, 120 feet between parallel lines from the center of said street, to the northerly 100 feet of Lot No. 19, and then measures 92 feet in front and runs back between parallel lines 100 feet between parallel lines to a dead line in the rear on which it measures 92 feet.

Being the same property conveyed to William G. Hudgins and Wife, Peggy Joyce Hudgins, by deed from Thomas C. Skinner and Wife, Janet S. Skinner, of record in Book 8007, page 268 and 269, Register's Office, Davidson County, Tennessee.

To have and to hold said real estate, with appurtenances, estate, title and interest thereto belonging to grantees their successors, heirs and assigns forever.

We convenant 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 as hereafter listed:

We further covenant and bind ourselves, our heirs and representatives to warrant and forever defend the title to said real estate to said Grantees, their successors, heirs, and assigns, against the lawful claims of all persons.

Witness our signatures this 13th day of April, 1994.

William G. Hudgins

Peggy Joyce Hudgins

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, Kent O. Borger a Notary Public in and for said County and State, William G. Hudgins and Wife, Peggy Joyce Hudgins, the within named bargainors, with whom I am personally acquainted, or who proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purpose contained therein.

Witness my hand and official seal at Goodlettsville this 13th day of April, 1994.

NOTARY PUBLIC
My Commission Expires: 3-7-1998

The actual consideration or value whichever is greater, for this transfer is $38,400.00.

Sworn to subscribed before me this 13 day of April, 1994.

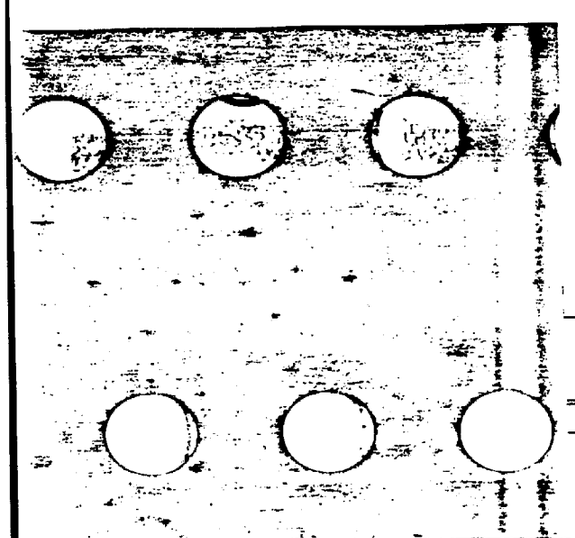
NOTARY PUBLIC
My Commission Expires: 3-7-1998

39121
IDENTIFICATION REFERENCE

94 APR 14 PM 3:40
FELIX A. ... REGISTER
DAVIDSON COUNTY, TN.

4413 04/14 0101 03CHECK 151.08

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



RECEIVED OF _____

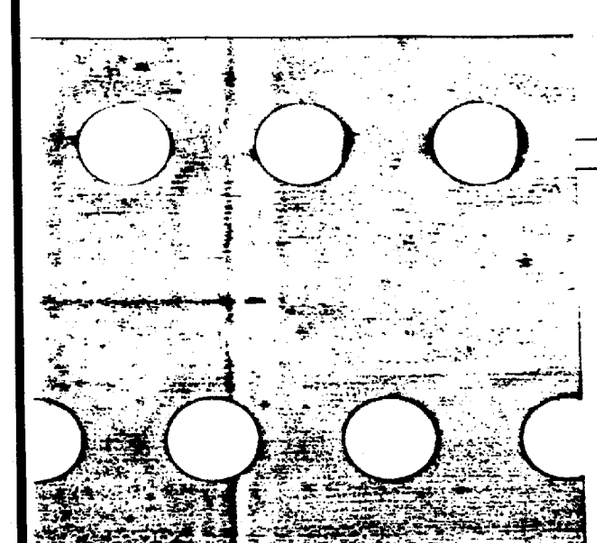
FOR _____

BOOK 9313 PAGE 136

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 38400.00
				CON TX 142.08
				PRFEE 1.00
				WDEED 8.00
				TOTAL 151.08
				CHECK 151.08

04/14/94 01 15:41 0001 4413



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

394 21
IDENTIFICATION REFERENCE

94 APR 14 PM 3:40
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 779611