This Instrument Was Prepared By:
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Wyatt, Tarrant & Combs
Suite 1500, Nashville City Center
511 Union Street
Nashville, Tennessee 37219

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QUITCLAIM DEED

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP/PARCEL NO.
MELANIE KAY HUDGINS and MARIA KIM HUDGINS BREWER 455 Second Avenue South Nashville, Tennessee 37201	SAME	Map 72-4 Parcel 342 15DZ53560

KNOW ALL MEN BY THESE PRESENTS, that **KOLLEEN B. HUDGINS** ("Grantor"), for and in consideration of TEN DOLLARS ($10.00) cash in hand and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, does hereby bargain, sell, quitclaim and convey to **MELANIE KAY HUDGINS** and **MARIA KIM HUDGINS BREWER** ("Grantees"), equally and as tenants in common, all of Grantor's right, title and interest as a tenant in common with Grantees, in the following described real estate located in Davidson County, State of Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 20 on the Map of Happy Valley, Section "A", not of record, and described according a copy of a survey made by Z. J. Wilkinson, Surveyor, and more particularly described as follows:

Beginning on the northerly margin of Bobby Avenue, at a point 25 feet east of the easterly margin of Cooper Lane; thence northwardly and parallel with said lane, 140 feet to the southwest corner of Lot No. 1; thence with the line between Lots Nos. 1 and 20, easterly 75 feet to the common corner of Lots Nos. 1 and 2, and 20 and 21; thence with the line between said lots Nos. 20 and 21, 140 feet to the northerly margin of Bobby Avenue; thence with the margin of same, westerly 175 feet to the point of beginning.

Being the same real estate conveyed to Harold P. Hudgins, by deed of record in Official Record Book Volume 6938, Page 922, in the Register's Office for Davidson County, Tennessee. Harold P. Hudgins died intestate on February 2, 1993, his estate having been administered subject to the jurisdiction of the Probate Court for Davidson County, Tennessee, Case No. 93P-339, and title to the subject property having vested in Grantor as the surviving spouse of Harold P. Hudgins, and in Maria Kim Hudgins Brewer and Melanie Kay Hudgins, as equal tenants in common.

unimproved ( )
This is improved (X) property, known as 2709 Bobby Avenue, Nashville, Tennessee 37216
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

IN TESTIMONY WHEREOF, this instrument has been executed by the Grantor, this the 17th day of June, 1994.

Kolleen B. Hudgins
KOLLEEN B. HUDGINS

STATE OF TENNESSEE)
COUNTY OF Davidson)

Before me, the undersigned authority, a Notary Public in and for the aforesaid state and county, personally appeared **KOLLEEN B. HUDGINS**, to me known to be the person described therein (or who proved to me to be the same on a satisfactory basis) and who acknowledged that the foregoing instrument was executed by him for the purposes therein contained.

Witness my hand and seal at office in the aforesaid state and county this 17th day of June, 1994.

Virginia Hughett
Notary Public

My Commission Expires:
11-25-95

8465 07/19 0101 03CHECK 8.00

STATE OF TENNESSEE)
COUNTY OF Davidson)

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I, hereby swear or affirm that to the best of affiants knowledge, information, and belief, the actual consideration for this transaction is $ -0-.

Affiant

Subscribed and sworn to before me,
this the 17th day of June, 1994.

Notary Public

My Commission Expires:
11-25-95

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REGISTER
DAVIDSON COUNTY, TN.

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