72486

IDENTIFICATION REFERENCE

5/B

This Instrument Prepared By:

Gail Smith Bradford
511 Union Street, Suite 1500
Nashville, TN 37219

94 JUL 19 AM 11:05 3455 07/19 0101 03CHECK 8.00

FELIX REGISTER
DAVIDSON COUNTY, TN.

QUITCLAIM DEED

BOOK 9411 PAGE 323

Address New Owner(s)	**Send Tax Bills To**	**Map/Parcel**
Kolleen Hudgins, Et.Al. c/o Kolleen Hudgins 457 2nd Avenue South Nashville, TN 37201	SAME	Map 33 Parcel 94

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, I, **MELANIE KAY HUDGINS**, hereinafter called the Grantor, by these presents do quitclaim and convey unto the **HUDGINS FAMILY PARTNERSHIP**, a Tennessee general partnership composed of Kolleen B. Hudgins; Maria Kim Hudgins Brewer; Melanie Kay Hudgins; Maria Kim Hudgins Brewer, as Custodian for John Brittain Brewer under the Tennessee Uniform Transfers to Minors Act; and Maria Kim Hudgins Brewer, as Custodian for John Christian Brewer under the Tennessee Uniform Transfers to Minors Act, hereunder called the Grantee, its successors and assigns, all of Grantor's right title and interest as a tenant in common and unto a certain tract or parcel of land located in Davidson County, State of Tennessee, more particularly described as follows:

Situated in the 11th Civil District of Davidson County, Tennessee, being Lot No. 4 on the Map of the Division of the Lands of Thomas J. Watkins, deceased, as of record in Book 42, page 712, and Book 371, page 348, Register's Office for Davidson County, Tennessee.

Beginning at a point, the intersection of the center lines of Old Dickerson Pike and a 20-foot private lane, the southwest corner of said Lot No. 4; thence with the center of said lane, South 88 East 70 poles to a stake in the west line of Lots Nos. 5 and 6; thence with the line between said lots and Lot No. 4, North 1 1/2 degrees East 41.26 poles to a stone, the northeast corner of Lot No. 4; thence with the north line of the same, North 88 1/2 West 47.2 poles to a point in the center of Old Dickerson Pike; thence with the center of same South 28 West 46 poles to the beginning, containing 14 2/3 acres.

INCLUDED in the above description but expressly EXCLUDED therefrom is the following two small tracts, the first of 1.95 acres and the second of .017 acres decreed to the Department of Highways of the State of Tennessee in the cause of R.H. Baker Commissioner, vs. George Watkins and wife, Rule No. 16471, by Decree of record in Minute Book 34, pages 417 and 562, of the Second Circuit Court of Nashville, Davidson County, Tennessee.

Being the same real estate conveyed to Harold P. Hudgins, by deed of record in Official Record Book Volume 6433, Page 631, 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.

AND FURTHER BEING the same real estate conveyed to Grantor by deed of record in Official Record Book Volume 9203, Page 125, in the Register's Office for Davidson County, Tennessee.

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

This is improved property known as 1326 Dickerson Road, Nashville, Tennessee, 37072.

Witness my hand this the 17 day of June, 1994.

Melanie Kay Hudgins
MELANIE KAY HUDGINS

STATE OF TENNESSEE)
COUNTY OF [illegible])

Personally appeared before me, [illegible], a Notary Public in and for said county and state, the within named MELANIE KAY HUDGINS, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at [illegible], Tennessee, this 17th day of June, 1994.

Commission Expires 11-25-95

[illegible]
NOTARY PUBLIC

STATE OF TENNESSEE)
COUNTY OF [illegible])

The actual consideration or value, whichever is greater, for this transfer is -0- ($0.00).

Kelvin B. Hudgins
AFFIANT

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

Commission expires:
11-25-95

[illegible]
NOTARY PUBLIC

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