BOX 15

WARRANTY DEED

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STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 181,500.00

Michael R. Hudson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF July, 94

Notary Public

MY COMMISSION EXPIRES: May 7, 1997
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
Steltemeier & Westbrook, Attys, 2002 Richard Jones Rd., C-101, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Susan P. Hudson (NAME)	Margaretten & Company, Inc. (NAME)	117-4 #213
1910 Cedar Lane (ADDRESS)	One Ronson Road (ADDRESS)	
Nashville, TN 37212 (CITY) (STATE) (ZIP)	Iselin, NJ 08830 (CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Stephen Elliott Grubbs, married

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Susan P. Hudson and husband, Michael R. Hudson

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in the 7th, formerly the 10th, Civil District of Davidson County, Tennessee, being part of Lot No. 1 of the Montgomery Lands, as of record in Plan Book 1, page 22, Chancery Court at Nashville, described according to a survey made by Blanchard and Parrish, Engineers, February 22, 1940, as follows:

Beginning on the northerly margin of Cedar Lane at a point 80 feet east of the easterly margin of a 80 foot unnamed street, said point being the southeast corner of the property conveyed to John M. Masley and wife, by deed from Albert C. Morris and wife, of record in Book 1132, page 18, Register's Office for said County; thence with the northerly margin of said lane eastwardly 80 feet to the southwest corner of the property conveyed to Frank W. Springer and wife, by deed from Albert C. Morris and wife, of record in Book 1092, page 160, said Register's Office, said point being 395.9 feet west of the westerly margin of Battery Place; thence with the westerly line of said Springer property northwardly 165 feet to the southerly line of a five foot strip of land given for a pipeway; thence with the southerly line of said strip westwardly 80 feet to the northeast corner of said Masley property, said point being 80 feet east of the easterly margin of said unnamed Street; thence with the easterly line of said Masley Property, southwardly 165 feet to the beginning.

Being the same property conveyed to Stephen Elliott Grubbs by deed from Marion Beazley, unmarried, of record in Book 6374, page 746 and by Quitclaim Deed from Stephen Elliott Grubbs and Sherri G. Schmidt, formerly Sherri G. Grubbs, of record in Book 8116, page 251, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

CONTINUED ON SECOND PAGE

unimproved ( )
This is improved (X) property, known as 1910 Cedar Lane, Nashville, TN 37212
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 22nd day of July, 19 94

Stephen Elliott Grubbs Karen L. Grubbs

Stephen Elliott Grubbs

BOX 15

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Stephen Elliott Grubbs, married and wife, Karen L. Grubbs

the bargainor S, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 22nd day of July, 19 94

Commission expires May 7, 1997

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____.

My commission expires _____

Notary Public

And I, Karen L. Grubbs, wife of Stephen Elliott Grubbs, join in the execution of this instrument for the purpose of transferring and conveying all right, title and interest which I may have in said property by virtue of my marriage or otherwise.

75337

IDENTIF. & REFERENCE

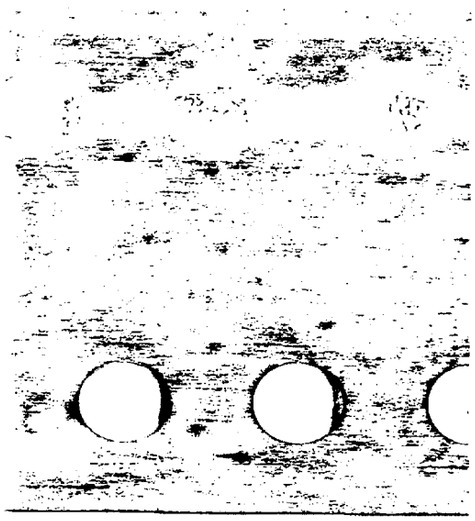
94 JUL 27 PM 3:17
FELIX Z. ... REGISTER
DAVIDSON COUNTY, TN.

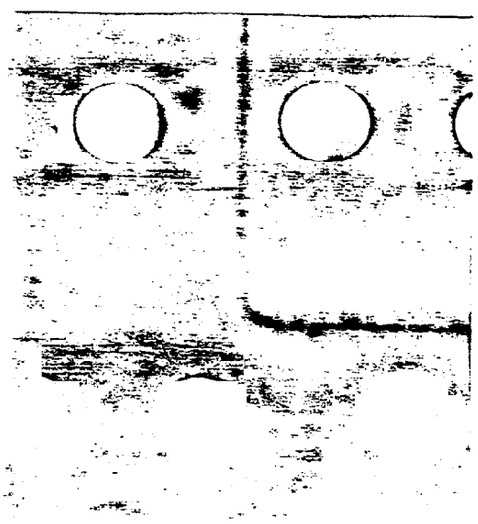
Warranty Deed from Stephen Elliott Grubbs, to Susan P. Hudson and husband, Michael R. Hudson.

Return to:
Steltemeier & Westbrook, Attys
2002 Richard Jones Rd., C-101
Nashville, TN 37215

1516 07/27 0101 03CHECK

680.55





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

RECEIVED OF _____

FOR _____

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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
				181500.00
				CON TX 671.55
				PRFEE 1.00
				WDEED 8.00
				TOTAL 680.55
				CHECK 680.55
07/27/94	01			15:17 0001 1516

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

75337
IDENTIF. # REFERENCE

94 JUL 27 PM 3:17
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 818073