10660

IDENTIF. & REFERENCE

This Instrument Prepared By and Return To:

Bradley, Van Sant, Essary & Zylstra
The Barristers Building
329 Union Street
Nashville, Tennessee 37201

94 NOV 21 PM 12:33
REGISTER
DAVIDSON CO. TN.

PG 9525PG605

New Owner:	Send Tax Bills To:	Property Address:
Everett S. Williams Stacey M. Williams 4611 Medora Avenue Nashville, TN 37216	Sunbelt National Mortgage 2974 LBJ Freeway, 4th Floor Dallas, TX 75234	4611 Medora Avenue Nashville, TN 37216 MAP PARCEL NUMBER 61-8-140

WARRANTY DEED

THIS CONVEYANCE, made and entered into as of the **18th** day of **November, 1994** by and between **Susan Carney Hudson, Executrix for the Estate of Helen Hite Carney, and Susan Carney Hudson, joined by her spouse, William Ewing Hudson, and Trajan Homer Carney, III, joined by his spouse, Sylvia R. Carney**, hereinafter referred to as "Grantors", and **Everett S. Williams and Stacey M. Williams, husband and wife** , hereinafter referred to as "Grantees".

WITNESSETH: That for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said Grantor has bargained and sold and does hereby bargain, sell, convey and confirm unto the said Grantee the following described real estate, situated and being in the County of Davidson, State of Tennessee:

Land in Davidson County, Tennessee, being Lot No. 6 on the Map of Mrs. A.J. McGaughey's Subdivision of Tract No. 2, Second Haysboro Subdivision, of record in Book 843, Page 71, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to T.H. Carney, Jr. and wife, Helen G. Carney by deed from Marina C. McGaughey of record in Book 1338, page 383, said Register's Office. The said T.H. Carney, Jr. having predeceased Helen G. Carney and the said Helen G. Carney having since died. The will of Helen G. Carney, also known as Helen Hite Carney of record in Will Book 192, page 374, Davidson County Court Clerk's Office and also of record in Book 9496, page 34, said Register's Office, devised the subject property to Susan Carney Hudson and Trajan Homer Carney, III.

Subject to:

Restrictions, reservations, limitation and easements of record, and particularly, that Agreement for Dedication of Easement for Sanitary Sewer and/or Storm Drainage, recorded in Book 4203, Page 314 at Register's Office for Davidson County, Tennessee; and

The land on the east side of Haysboro Drive from the eastern margin of said drive to the low water mark of the Cumberland River was reserved for the especial use and benefit of the of the lots in this First Haysboro Subdivision, as well also, for the use and benefit of the owners of the remainder of the McGaughey tract, which extends westardly to the Gallatin Pike, or those claiming by, through, or under them, and we hereby transfer and convey unto the said Grantees, Everett W. Williams and Stacey M. Williams, his wife, the right to use said entire strip reserved on the East side of Haysboro Drive, in common with the other owners of the property as above set out to the exclusion of the public.

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said Grantee, their heirs, successors and assigns in fee simple forever.

The said Grantor does hereby covenant with the Grantee that the Grantor is lawfully seized in fee of the aforedescribed real estate; that the Grantor has a good right to sell and convey the same; that the same is unencumbered except,

1995, Metro Realty taxes, not yet due and payable, all of which the Grantees herein assume and agree to pay.

and that the title and quiet possession thereto Grantors will warrant and forever defend against the lawful claims of all persons.

The spouses of Grantors join herein solely for the purpose of consenting to this Deed of Trust and releasing and conveying to the Trustee, any and all rights, title, and interest the undersigned may have in the property, whether arising by virtue of marriage or otherwise.

Whenever 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 the signature of the Grantor (or caused its corporate name to be signed hereto by and through its proper officers duly authorized so to do) the day and year first above written.

Susan Carney Hudson Ex.
Susan Carney Hudson, Executrix for the Estate of Helen Hite Carney

Susan Carney Hudson
Susan Carney Hudson

Wm E Hudson
William Ewing Hudson

Trajan H. Carney
Trajan Homer Carney, III

Sylvia R. Carney
Sylvia R. Carney

INDIVIDUAL

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, **Susan Carney Hudson, Individually and as Executrix for the Estate of Helen Hite Carney, and joined by her spouse, William Ewing Hudson; and Trajan Homer Carney, III, joined by his spouse, Sylvia R. Carney**, the within named bargainors, 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, at office, this **18th** day of **November, 1994**.

Alice Margaret Essary
Notary Public

ALICE MARGARET ESSARY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Commission Expiration: My Commission Expires SEPT. 26, 1998

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

VALUATION AFFIDAVIT

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is **$75,000.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Susan Carney Hudson Ex
Affiant

Subscribed and sworn to before me this **18th** day of **November, 1994.**

Alice Margaret Essary
Notary Public

ALICE MARGARET ESSARY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Commission Expiration: My Commission Expires SEPT. 26, 1998

WD-BVEZ.DOC
File No. 94-160/



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

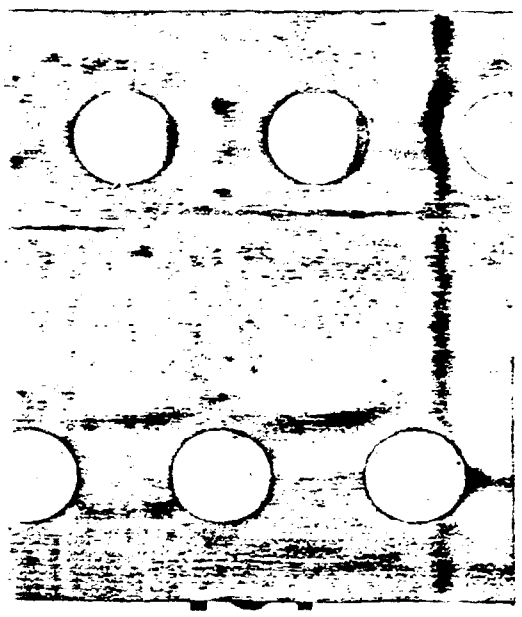
FOR _____

PAGE 9525PG608

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

AMT 75000.00
CON TX 277.50
PRFEE 1.00
MREED 12.00
TOTAL 290.50
CHECK 290.50
11/21/94 01 12:33 0001 5898



10660
IDENTIF. ↑ REFERENCE

94 NOV 21 PM 12:33
REGISTER
DAVIDSON CO. TN.

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 855954