THIS INSTRUMENT PREPARED BY:
M. Andrew Holland
Attorney-at-law
2000 First Union Tower
150 Fourth Avenue North
Nashville, Tennessee 37219-2425

FROM: David W. Hudgens

TO: Tom Mitchell

ADDRESS NEW OWNER:	**SEND TAX BILLS TO:**	**MAP/PARCEL NO:**
Tom Mitchell 5110 Louisiana Avenue Nashville, TN 37209	Same	Map 91-7 Parcels 42, 43

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, David W. Hudgens, unmarried, hereinafter referred to as the "Grantor", has bargained and sold, and by these presents does hereby transfer and convey unto Tom Mitchell, unmarried, hereinafter referred to as the "Grantee", his heirs and assigns, a certain tract of land in Davidson County, Tennessee described as follows:

TRACT I:

LAND in Davidson County, Tennessee, being Lot Nos. 1017-1019 in Block 25 of Plan No. 2, West Nashville, Tennessee, as of record in Book No. 57, Pages 172 and 173, Register's Office for said County.

SAID Lot Nos. 1017-1019 adjoin and front 25 feet each on the north side of Louisiana Avenue and extend back between parallel lines 150 Feet to an alley.

BEING the same property conveyed to David W. Hudgens, unmarried, from T&S, Inc., formerly known as T&S Piping Contractors, Inc., a Tennessee corporation, of record in Book 8462, Page 537, Register's Office for Davidson County, Tennessee.

TRACT II:

BEING Lot Nos. 1021 and 1023, Block No. 25, Plan No. 2, West Nashville, Tennessee, as of record in Book 57, Pages 172 and 173, Register's Office for said County.

SAID Lot Nos. 1021 and 1023 front together 60 feet on the northerly side of Louisiana Avenue and run back between parallel lines with the easterly margin of 52nd Avenue, North, formerly 11th Street, 150 feet to an alley measuring 60 feet thereon.

BEING the same property conveyed to David W. Hudgens, unmarried, from T&S, Inc., formerly known as T&S Piping Contractors, Inc., a Tennessee corporation, of record in Book 8462, Page 537, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs, and assigns forever; and Grantor does covenant with the said Grantee that Grantee is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except for easements,

restrictions, or conditions of record, 1995 property taxes, not yet due and payable, and as otherwise herein set out; and Grantor does further covenant and bind himself, his heirs, and personal representatives to warrant and forever defend the title to said land to the said Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this 15 day of FEB, 1995.

David W. Hudgens, Grantor

STATE OF ARIZONA)
COUNTY OF MARICOPA)

Personally appeared before me, a Notary Public of said State and County, DAVID W. HUDGENS, with whom I am personally acquainted, and who acknowledged that he executed this instrument for the purposes therein contained.

Witness my hand, at office, this 15th day of February, 1995.

OFFICIAL SEAL
MARY J. SCHEID
Notary Public State of Arizona
MARICOPA COUNTY
My Comm. Expires 3-31-98

NOTARY PUBLIC

My Commission Expires: 3-31-98

STATE OF ARIZONA)
COUNTY OF MARICOPA)

The actual consideration or value, whichever is greater, for this transfer is $125,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME this 15th day of February, 1995.

OFFICIAL SEAL
MARY J. SCHEID
Notary Public State of Arizona
MARICOPA COUNTY
My Comm. Expires 3-31-98

NOTARY PUBLIC

My Commission Expires: 3-31-98

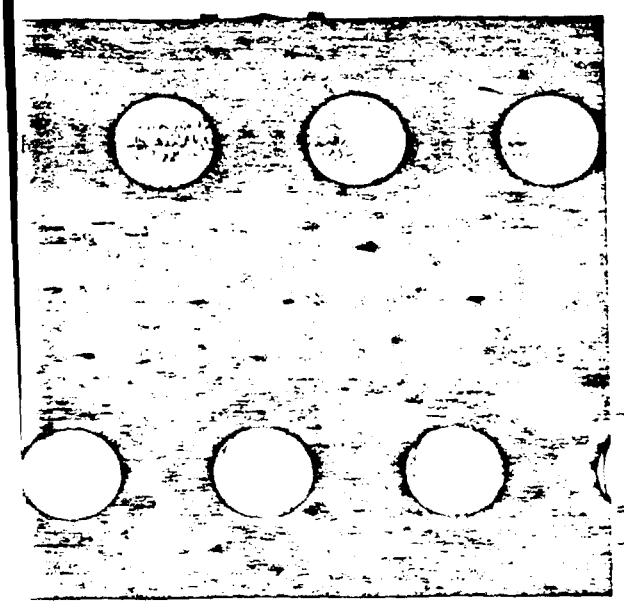
hudgens.ded

35142
IDENTIF. & REFERENCE

95 FEB 21 AM 9:02
REGISTER
DAVIDSON COUNTY, TN.

MAIL ENV.

2820 02/20 0101 03CHECK 471.50



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

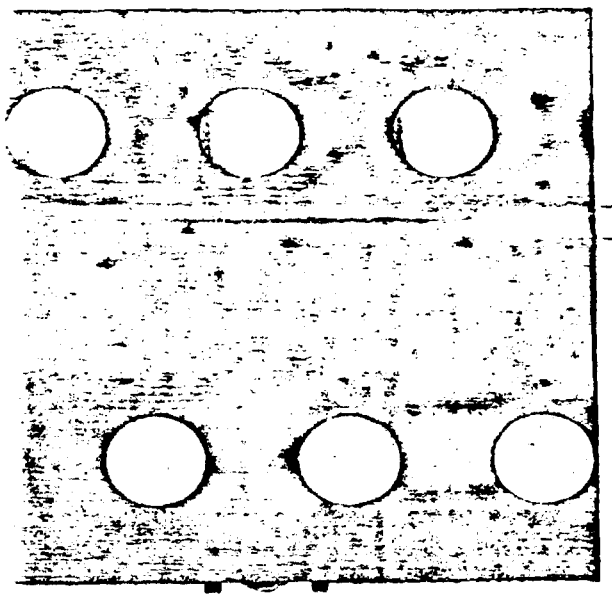
RECEIVED OF _____

FOR _____

BOOK 9598 PG 49

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 125000.00
CON TX 462.50
PRFEE 1.00
WDEED 8.00
CHECK 471.50
471.50

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

02/20/95 01 21:01 0001 2820

35142
IDENTIF. & REFERENCE

95 FEB 21 AM 9:02

REGISTER
DAVIDSON COUNTY, TN.

No. 882515