This Instrument Prepared By:
Clement, Gibson & Gregory
Suite 600, 200 Fourth Avenue, North
Nashville Tennessee 37219

Box 40-A

BOOK 9611 PG 182

ADDRESS NEW OWNER:
M. Kay Hudgins and Kim H. Brewer
455 Second Avenue, South
Nashville, Tennessee 37203

SEND TAX BILL:
To Owner

MORTGAGEE:
Third National Bank in Nashville
201 Fourth Avenue, North
Nashville, Tennessee 37219

MAP AND PARCEL:
MAP 117-03-0-B
PARCEL 129-00-CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the herein named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Thomas Allen Fuqua, unmarried ("Grantor"), has bargained and sold, and by these presents does hereby transfer and convey unto M. Kay Hudgins and Kim H. Brewer ("Grantees"), their heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee (the "Property"), described as follows, to wit:

> A certain condominium apartment in Davidson County, Tennessee, being Unit No. I-1, Parcel No. 128, of the Villager Condominiums, as of record in Book 5200, page 201, said Register's office, to which reference is hereby made for a more complete and accurate description of said unit.
>
> Being the same property conveyed to Thomas Allen Fuqua by deed from Cathy Ogles Fuqua of record in Book 9581, page 643, Register's Office for Davidson County, Tennessee.
>
> This conveyance is made subject to the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Section 6-27-101, et. seq., of Tennessee Code Annotated, and is subject to the provisions and requirements thereof; and is subject to the By-Laws for the administration thereof; also subject to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and buildings thereon; and also including, without limitations, all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of the Villager Condominiums, as of record in Book 5434, page 665, as corrected in Book 5487, page 967, Register's Office for Davidson County, Tennessee; and the By-Laws of record in Book 5434, page 708, said Register's Office.

This is improved property known as 2601 Hillsboro Road, Unit I-1, Nashville, Tennessee 37212.

This conveyance is made subject to real estate taxes for the current year, which have been prorated and assumed by Grantee, and such limitations, restrictions and easements as may affect the premises.

TO HAVE AND TO HOLD the Property, with the appurtenances, estate, title and interest thereto belonging to Grantees, their heirs, successors and assigns, forever; and Grantor does covenant with Grantees that Grantor is lawfully seized and possessed of the

Property in fee simple, has a good right to convey it, and the same is unencumbered unless otherwise herein set out; and Grantor does further covenant and bind himself, his heirs, successors and representatives, to warrant and forever defend the title to the Property to Grantees, their heirs, successors and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this the 3rd day of March, 1995.

Thomas Allen Fuqua

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Thomas Allen Fuqua, unmarried, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within Warranty Deed for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this the 3rd day of March, 1995.

Jeanne Burton Gregory
NOTARY PUBLIC

My Commission Expires: 3/25/95

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $38,500.00.

AFFIANT

Subscribed and sworn to before me
this 3rd day of March, 1995.

Jeanne Burton Gregory
NOTARY PUBLIC

My Commission Expires: 3/25/95

95 MAR -6 AM 8:23
FELIX A. [illegible] REGISTER
DAVIDSON COUNTY, TN.

39323
IDENTIF. & REFERENCE

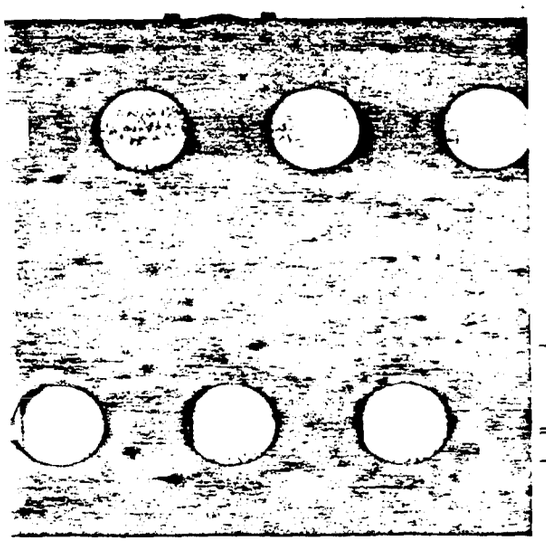
7344 03/06 0101 03CHECK 151.45

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE



RECEIVED OF _____

FOR _____

BOOK 9611 PG 184

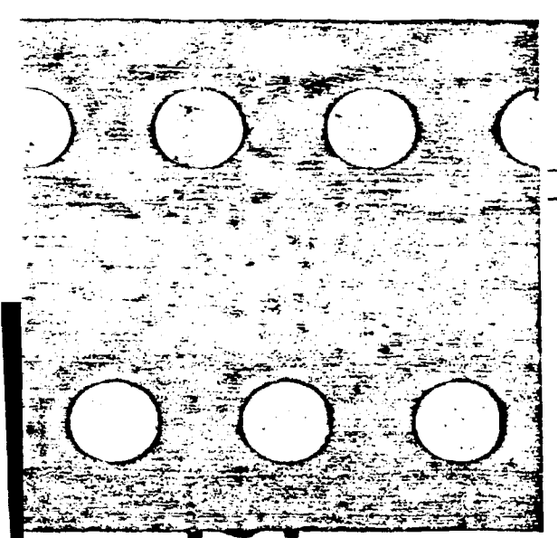
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 38500.00
CON TX 142.45
PRFEE 1.00
WDEED 8.00
TOTAL 151.45
CHECK 151.45

03/06/95 01 08:25 0001 7344

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



39323
IDENTIF. ↑ REFERENCE

95 MAR -6 AM 8:24
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 886989