ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
Don C. Hudson Karen R. Young 404 McKeige Court Nashville, TN 37214	First Union Mtg. Corp P.O. Box 12701 Roanoke, VA 24027-2701	Map 095-160 Parcel 020.00

This instrument prepared by: Robert J. Notestine, III, Attorney,
104 Woodmont Boulevard, Suite 115, Nashville, Tennessee 37205

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, We, Gary D. Hess and wife, Ginger Marie Hess, (The "Grantor's") have bargained and sold, and by these presents do transfer and convey unto Don C. Hudson and Karen R. Young, (The "Grantees"), Grantees' successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

LAND in Davidson County, Tennessee, being Lot No. 35 on the Plan of Perry Heights, as of record in Book 2900, page 18, Register's Office for said County, to which plan reference is hereby made for a more complete and detailed description of said lot.

Being the same property conveyed to Gary D. Hess and wife, Ginger Marie Hess by Warranty Deed from Terry C. Bodiford and wife, Mickey M. Bodiford of record in Book 6290, page 368, said Register's Office for Davidson County, Tennessee.

This description is the same used as the last deed of record.

This property is commonly known as 404 Mckeige Court, Nashville, Tennessee 37214.

Grantees herein, as part of the purchase price and consideration for this deed, assume and agree to pay the indebtedness evidenced by that certain Deed of Trust made by Gary D. Hess and wife, Ginger Marie Hess to Department of Veterans Affairs, which Deed of Trust is recorded in the Register's Office for Davidson County, Tennessee, in Book 9205, Page 174, and note of even date thereby secured, in the original principal amount of $58,100.00, payable to First Union Mortgage Corporation. And for the same consideration Grantees hereby assume the obligations of Gary D. Hess and wife, Ginger Marie Hess, under the terms of the instruments creating the loan to indemnify the Department of Veterans Affairs is under the authority of Chapter 37, Title 38 of the United States Code, and supersedes any State or local law barring or limiting deficiencies following foreclosure of real property.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater for this transfer is $73,750.00.

Affiant

Subscribed and sworn to before me this 30th day of March, 1995.

Notary Public

My Commission Expires

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees', Grantees' successors and assigns, forever.

And Grantor's do covenant with the said Grantee's that Grantor's are lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered except as set forth hereinabove.

And Grantor's do further covenant and bind themselves, their representatives and assigns, to warrant and forever defend the title to the Property to the said Grantees, their successors and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor's have caused this Deed to be executed this 30th day of March, 1995.

Gary D. Hess **Ginger Marie Hess**

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 **Gary D. Hess and wife, Ginger Marie Hess**, the 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 and official seal at Nashville, Tennessee, this 30th day of March, 1995 .

Notary Public

My Commission Expires:



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

RECEIVED OF _____

FOR _____

BOOK 9635 PG 78

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	73750.00
CON TX	272.69
PRFEE	1.00
WDEED	8.00
TOTAL	281.69
CHECK	281.69

04/03/95 01 13:56 0001 6857

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



47891

ICENTIFICATION REFERENCE

95 APR -3 PM 1:57

No. 896387