0065459

IDENTIF. ↑ REFERENCE

Bk 33B
file 2035

THIS INSTRUMENT PREPARED BY:
CHERNAU, CHAFFIN & BURNSED
424 CHURCH STREET, SUITE 1750
NASHVILLE, TN 37219

95 MAY 31 PM 2:13

FELIX Z. [illegible] II REGISTER
DAVIDSON COUNTY, TN.

MAP AND
PARCEL:103-16C-100

BOOK 9686 PG 215

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $20,000.00.

SUSAN CALVERT ROGERS NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

Roy F. Huddleston
Affiant

Subscribed and sworn to before me this the 31st day of May, 1995.

My Commission Expires: 3/23/96

Notary Public

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO: MORTGAGEE:
ROY F. HUDDLESTON	SAME
(Name)	(Name)
4225 HARDING ROAD, UNIT #100	
(Street Address)	(Street Address)
Nashville, TN 37205	

W A R R A N T Y D E E D

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named "Grantee(s)", and other good and valuable consideration, the receipt and sufficiency all of which is hereby acknowledged, **EMMA RUTH FOX, unmarried,** hereinafter called the "Grantor(s)", has bargained and sold, and by these presents do transfer and convey unto **ROY F. HUDDLESTON, unmarried**, hereinafter called the "Grantee(s)", his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee being Unit No. 100, on the plan of Wellington Arms Condominium, a horizontal property regime, according to the Master Deed of record in Book 5721, page 241, corrected in Book 5740, page 897, in the Register's Office of Davidson County, tennessee, and more particularly described in Plat Book 5200, page 316, in the Register's Office of Davidson County, Tennessee, to which plate reference is hereby made for a more particular description.

Being the same property conveyed to Emma Ruth Fox, a single person, by Deed from Eleanor G. King, married and Cathie King, unmarried, of record in Book 7493, page 1, Register's Office for Davidson County, Tennessee.

This is improved property known as: 4225 Harding Road,
Unit #100
Nashville, TN 37205

THE premises herein conveyed is a condominium apartment established pursuant to all the provisions of the Tennessee "Horizontal Property Act" as the same is et out in the Section 64-2701, et seq. as amended of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof, and is subject to the Bylaws for the administration thereto; also subject to easements, rights and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereinafter established over, though, or upon the land embracing the regime and building thereon; and also restrictions, options,

burdens, assessments, and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Wellington Arms Condominium, of record in Book 5721, page 241, corrected in Book 5740, page 897, said Register's Office.

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

TO HAVE AND TO HOLD the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to the said "Grantee(s)", her heirs and assigns forever; and "Grantor(s)" does covenant with the said "Grantee(s)" that she is 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 "Grantor(s)" does further covenant and bind herself, her heirs and/or assigns to warrant and forever defend the title to the said land to the said "Grantee(s)", his heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the "Grantor(s)" has caused her name to be affixed hereto on this 31st day of May, 1995.

Emma Ruth Fox
EMMA RUTH FOX

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 EMMA RUTH FOX, the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 31st day of May, 1995.

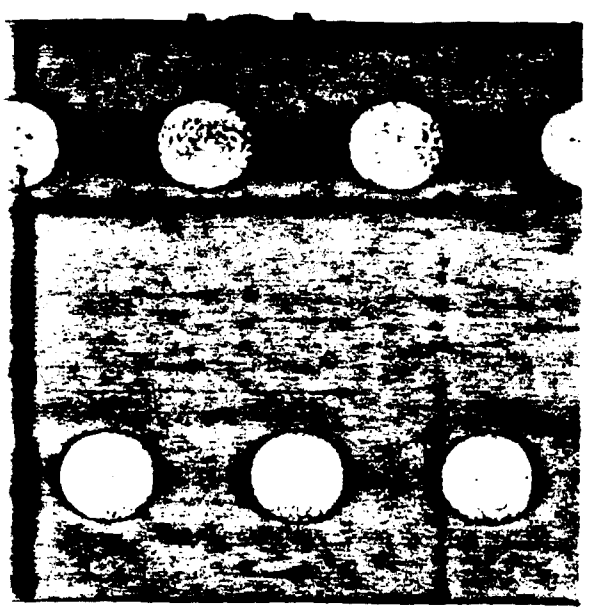
Susan Calvert Rosenberger
NOTARY PUBLIC

My Commission Expires: 9/23/96

huddleston.wd

SUSAN CALVERT-ROSENBERGER NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

6177 05/31 0101 03CHECK 83.00



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

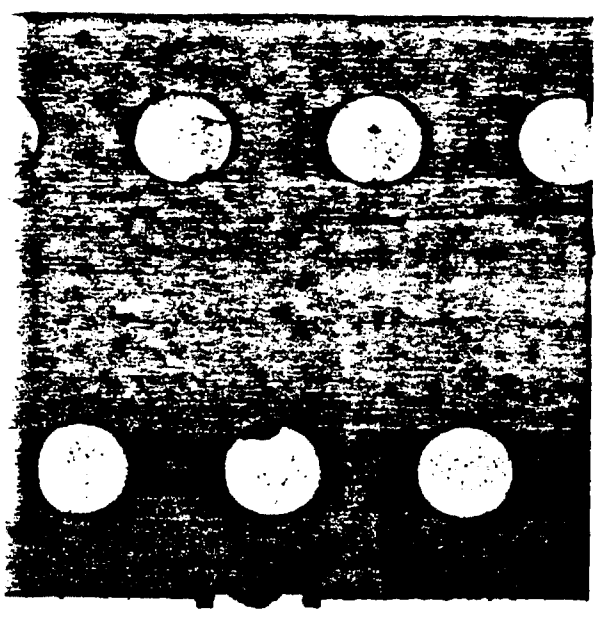
FOR _____

BOOK 9686 PG 217

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 20000.00



CON TX 74.00
PRFEE 1.00
MDEED 8.00
TOTAL 83.00
CHECK 83.00

05/31/95 01 14:14 0001 6177

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0065459
IDENTIF. ← REFERENCE

95 MAY 31 PM 2:13
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 915493