BOOK 9713PG397

47

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 42,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 21st DAY OF June 19 95

Notary Public

MY COMMISSION EXPIRES: 11/2/97
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Castleman & Wischhof, 110 Glancy Square, Suite 112, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Thelma B. Fugua (NAME)	Third National Bank in Nashville (NAME)	11D 89140
1118 E. Old Hickory Boulevard (ADDRESS)	201 Fourth Avenue North (ADDRESS)	43-15-161
Madison, TN 37115 (CITY) (STATE) (ZIP)	Nashville, Tennessee 37219 (CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Richard R. Hodgens and wife, Jo Ann K. Hodgens

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Thelma B. Fugua and Douglas S. Fugua, both unmarried

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lots Nos. 20, 21 and the east one-half of Lot No. 19, Block "A", Anderson Subdivision on Old Hickory Boulevard, of record in Book 974, pages 36 and 37, Register's Office for said County.

Said Lots and part of said Lot adjoin and front together 62.5 feet on the southerly side of Old Hickory Boulevard and extend back 132.1 feet on the easterly line and 130 feet more or less on the westerly line to a line in the rear measuring 62.5 feet thereon.

Being the same property conveyed to Richard R. Hodgens by deed from William J. Burns and wife, Joyce M. Burns, of record in Book 7789, page 353, Register's Office for Davidson County, Tennessee.
Jo Ann K. Hodgens, spouse of Richard R. Hodgens, joins in this conveyance for the express purpose of conveying all right, title, and interest, marital or otherwise, which she may have in subject property now or in the future.

Richard R. Hodgens executes this instrument as Attorney in Fact for Jo Ann K. Hodgens pursuant to Power of Attorney recorded simultaneously herewith.

5384 06/27 0101 03CHECK 164.40

unimproved ( )
This is improved (X) property, known as 1118 E. Old Hickory Boulevard, Madison, TN 37115
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever 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 our hand s this 21st day of June 19 95

Richard R. Hodgens

Richard R. Hodgens
Jo Ann K. Hodgens
By: Jo Ann K. Hodgens, by Richard R. Hodgens
Richard R. Hodgens, Attorney-in-fact

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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 Richard R. Hodgens and wife, Jo Ann K. Hodgens

the bargainor s, 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 Goodlettsville, Tennessee, this 21st day of June 1995

Commission expires 11/26/98

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

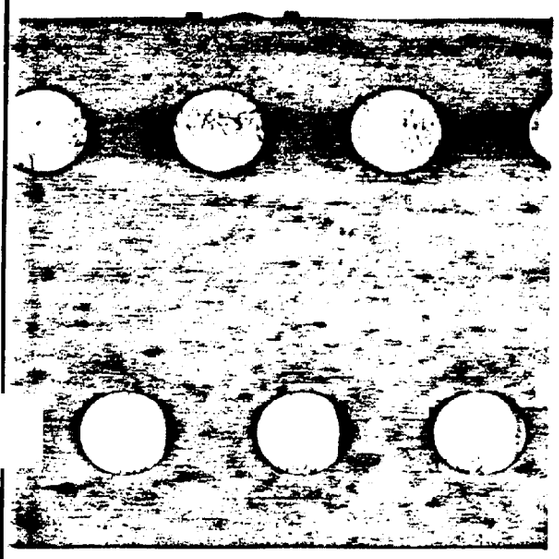
Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____.

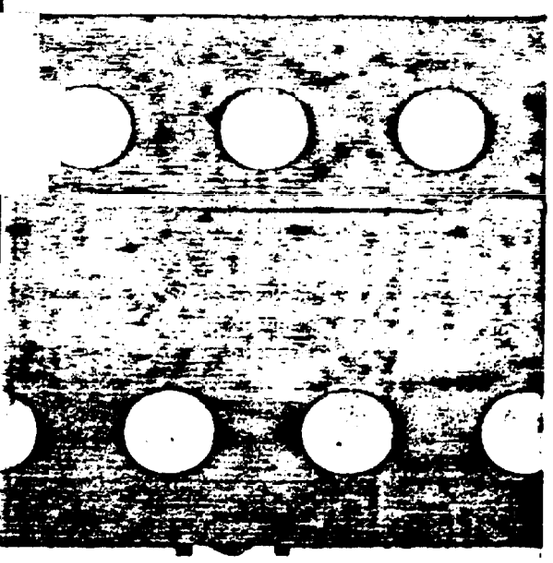
My commission expires _____

Notary Public

0073800
IDENTIF. ↑ REFERENCE

95 JUN 27 PM 1:06
FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.





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

RECEIVED OF _____

FOR _____

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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	42000.00
CON TX	155.40
PRFEE	1.00
WDEED	8.00
TOTAL	164.40
CHECK	164.40

06/27/95 01 13:07 0001 5364

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0073800
IDENTIF. ↑ REFERENCE

95 JUN 27 PM 1:06
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 924559