BOOK 9717 PG 335

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 64,344.59

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF June 19 95

Notary Public

MY COMMISSION EXPIRES: 5 25 96
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
EDWARD SEDDON, ATTORNEY AT LAW

1187 Vultee Boulevard, Nashville, TN 37217 | 111 West College Street, Murfreesboro, TN 37130 | 245 Dover Road, Clarksville, TN 37040

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Michael E. Zongor	BancBoston Mortgage Corp.	MAP 162-1
(NAME)	(NAME)	
625 Hickory Glade Court	P.O. Box 45298	PARCEL 54
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Jacksonville, FL 32231	GPC
(CITY) (STATE) (ZIP)	(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, James M. Hodgkins and wife, Adonia L. Hodgkins (formerly Adonia L. Fuller)

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Michael E. Zongor and wife, Toynia W. Zongor

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 Unit No. 54 on the site plan of Phase 2, Hickory Glade, a deminimus Planned Unit Development, of record in Plat Book 6900, Page 41 amending Plat Book 6250, Page 888, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to James M. Hodgkins and Adonia L. Fuller, tenancy in common by Deed from W.L. Bainbridge, Inc., of record in Book 7316, Page 34, Register's Office for Davidson County, Tennessee. The said Adonia L. Fuller now being married and being one and the same as Adonia L. Fuller Hodgkins.

This conveyance is subject to any and all existing easements and restrictions of record.

This conveyance is subject to Restrictive Covenants of record in Book 6824, Page 929, Book 6824, Page 952, Book 6898, Page 896, Book 6898, Page 919, Book 6898, Page 920, Book 6957, Page 473 and Book 7959, Page 869, Register's Office for said County.

This conveyance is subject to a Deed of Trust executed by James M. Hodgkins and Adonia L. Fuller, tenancy in common to J.R. Cannon, Trustee(s) for Commerce Union Bank (now being serviced by BancBoston Mortgage Corporation), dated July 31, 1987, with an approximate unpaid balance of $59844.59, of record in Trust Book 7316, page 37, of said Register's Office, which the Grantees herein hereby assume and agree to pay. The escrow account in connection with said loan is hereby transferred to the Grantees.

unimproved ( )
This is improved (X) property, known as 625 Hickory Glade Court, Antioch, TN 37013
(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 28th day of June, 19 95

James M. Hodgkins

Adonia L. Hodgkins

BOOK 9717 PG 336

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named James M. Hodgkins and wife, Adonia L. Hodgkins

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 Brentwood, Tennessee, this 28th day of June, 19 95.

Commission expires 5-25-96

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

0074989

IDENTIF. & REFERENCE

95 JUN 30 AM 9:29

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

6654 06/30 0101 CK 246.

RETURN TO:
CUMBERLAND TITLE COMPANY

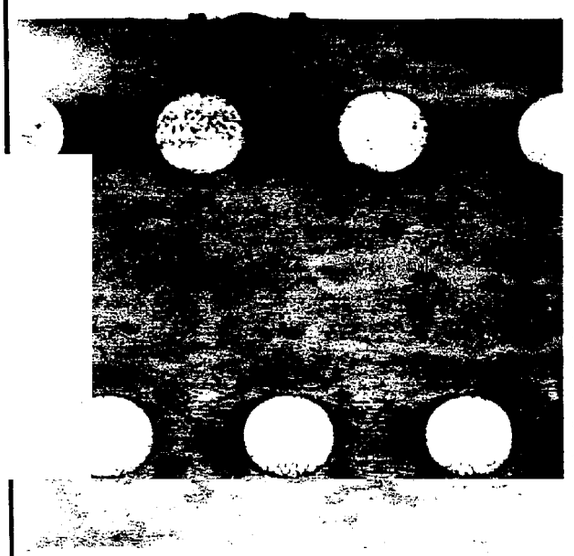
☐ 1187 Vultee Boulevard
Nashville, Tennessee 37217

☐ 111 W. College Street
Murfreesboro, Tennessee 37130

EDWARD SEDDON
ATTORNEY - AT - LAW

☐ 245 Dover Road
Clarksville, Tennessee 37040

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



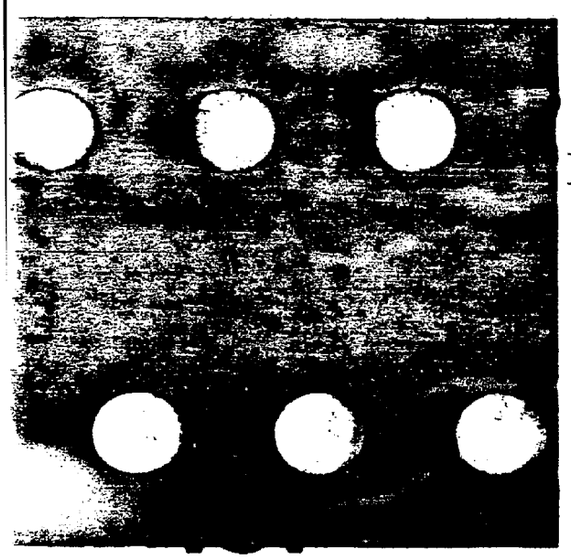
RECEIVED OF _____

FOR _____

BOOK 9717 PG 337

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	64344.59
			CON TX	237.91
			PRFEE	1.00
			WDEED	8.00
			TOTAL	246.91
			CHECK	246.91
06/30/95	01		09:31 0001	6654



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0074989
IDENTIF. ↑ REFERENCE

95 JUN 30 AM 9:29
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 925821