THIS INSTRUMENT PREPARED BY: **George V. Crawford, Jr.** **GULLETT, SANFORD, ROBINSON & MARTIN** Third Floor 230 Fourth Avenue, North P. O. Box 198888 Nashville, Tennessee 37219-8888 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $62,000.00. **AFFIANT** Subscribed and sworn to before me, this 18th day of August, 1995. Notary Public My Commission Expires: 8/24/97

Address New Owners As Follows: Nicholas W. Dodd and wife, Taryn Dodd
4505 Harding Road, Unit 24W
Nashville, TN 37205

Send Tax Bills To:

Map-Parcel Number:
116-03-A-35 CO

08/23 1101 0036EDK 23B:40

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **MIA L. STEPHENS HUDGENS** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **NICHOLAS W. DODD, AND WIFE, TARYN DODD**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being those certain premises comprising a portion of Royal Oaks Tower, said project having been established as a Horizontal Property Regime, by Master Deed and Declaration and By-Laws, of record in Book 4710, page 901, as amendedin Book 4798, page 813, Register's Office for said County, and said premises beling more particularly descirbed as folows:

Unit No. 24W of said project as shown on the Plan record in Book 4460, page 189, Register's Office for said County, and an undivided 1.45720% interest appurtenant to the Unit in all common elements of said project as descirbed in said Declaration.

Being the same property conveyed to Mia L. Stephens by deed from Edna J. Tippens, unmarried, of record in Book 9634, page 465, Register's Office for Davidson County, Tennessee.

Mia L. Stephens and Mia L. Stephens Hudgens being one and the same person.

David W. Hudgens, husband of Mia L. Stephens Hudgens, joins in the instruent solely for the puurpose of conveying, and hereby does convey, any interest he may have in subject property.

This conveyance is made subject to:

1. 1995 taxes, a lien but not yet due and payable, which have been prorated and assumed by Granteess. By acceptance of delivery of this instrument, Grantees assume and agree to pay such taxes as and when such become payable and to indemnify and hold harmless Grantor from liability and loss therefrom.

2. Master Deed establishing a Horizontal Property Regime of record in Book 4710, page 901, as amended in Book 4798, page 813, Register's Office for said County.

3. Matters shown on the Plan of record in Book 4460, page 189, as correcterd by Surveyors Certificate of record in Book 4728, page 756, Register's Office for said County.

This is improved property known as 4505 Harding Road, Unit 24W, Nashville, TN 37205.

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 she covenants with the said Grantees that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and further covenant and bind herself, her heirs and assigns, 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 person 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 hands this 18th day of August, 1995.

Mia L. Stephens Hudgens
Mia L.Stephens Hudgens

By: James F. Pilkerton III attorney in fact
James F. Pilkerton, III

David W. Hudgens
David W. Hudgens

By: James F. Pilkerton III attorney in fact
James F. Pilkerton, III

RECEIVED AUG 23 AM 10:00 DAVIDSON COUNTY REGISTER

IDENTIFICATION REFERENCE 009237

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **JAMES F. PILKERTON, III,** with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the **ATTORNEY-IN-FACT** of the David W. Hudgens and is authorized by David W. Hudgens to execute this instrument on behalf of David W. Hudgens.

WITNESS my hand, at office, this 18th day of August, 1995.

Betty R Grimes
Notary Public

My Commission Expires: 9/21/96

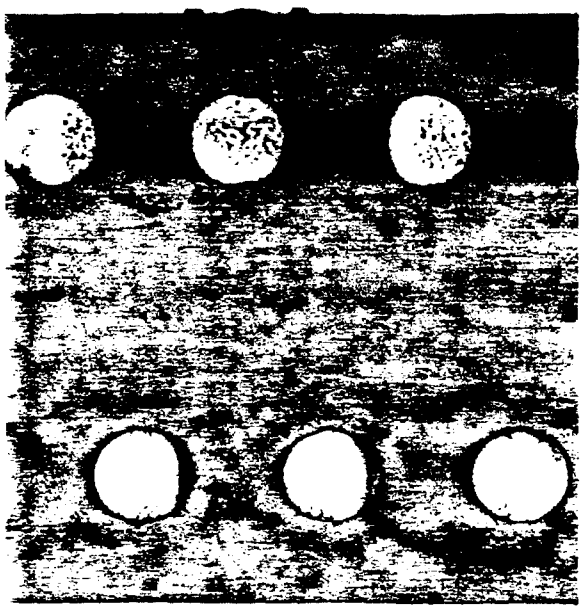
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **JAMES F. PILKERTON, III,** with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the **ATTORNEY-IN-FACT** of Mia L. Stephens Hudgens and is authorized by Mia L. Stephens Hudgens to execute this instrument on behalf of Mia L. Stephens Hudgens.

WITNESS my hand, at office, this 18th day of August, 1995.

Betty R. Grimes
Notary Public

My Commission Expires: 9/21/96



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

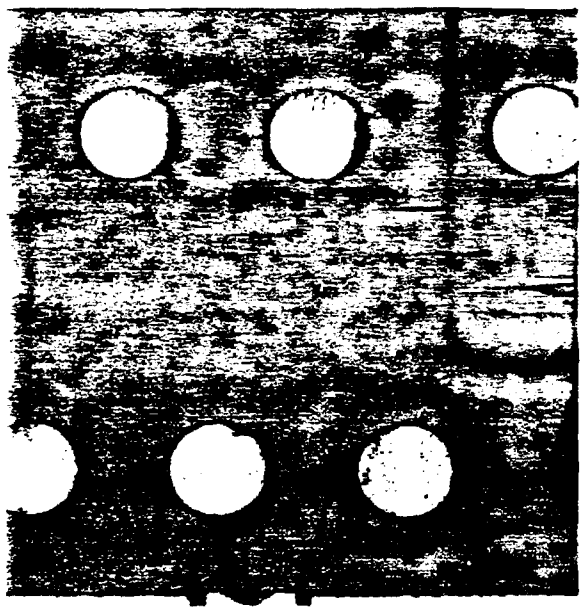
RECEIVED OF _____

FOR _____

BOOK 9771 PG 117

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 62000.00
CON TX 229.40
PRFEE 1.00
WRFEE 8.00
CHECK 238.40
CHECK 238.40

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

08/23/95 01 11:03 0001 5619

0092379
IDENTIF. ↑ REFERENCE

95 AUG 23 AM 11:00
FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TN.

No. 944565