BOOK 9778 PG 580

FILE BOX 45

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 130,833.07

Affiant

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

Notary Public

MY COMMISSION EXPIRES: January 20, 1999
(AFFIX SEAL)

ZANA C. PETTY
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY TENN

**THIS INSTRUMENT WAS PREPARED BY**

METROPOLITAN ESCROW, INC., 217 Pineway Drive, Nashville, TN 37217

# WARRANTY DEED

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Judy J. Mudgett (NAME) | Same (NAME) | MAP 41-6 |
| 1450 Finnland Drive (ADDRESS) | (ADDRESS) | PARCEL 39 |
| Nashville, TN 37207 (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, Adam T. Brewer, ~~unmarried~~

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Judy J. Mudgett and husband, Donald Mudgett

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 lying in Davidson County, Tennessee, being a portion of Lot No. 9 on the Plan of Section Two, Skyline Subdivision, as of record in Book 3700, Page 46, Register's Office for Davidson County, Tennessee, being more particularly described as follows:

Beginning at a point in the north right of way margin of Finnland Drive said point being N 89 deg. 52' W, 188.03 feet from the common corner of Lots Nos. 9 and 10 of said subdivision; thence with said margin N 89 deg. 52' W, 34.97 feet to an iron pin in concrete at the beginning of a curve having a radius of 325.00 feet; thence with said curve southwesterly 177.91 feet to an iron pin at the common corner of Lots Nos 8 and 9; thence leaving road, N 31 deg. 14' W, 55.15 feet to an iron pin in concrete; thence N 04 deg. 26' E, 448.00 feet to an iron pin in concrete; thence N 02 deg. 00' E, 266.00 feet to a concrete monument at the northwest corner of Lot No 9; thence S 87 deg. 16' E, 190.96 feet to a point in the north boundary of said Lot No. 9; thence with a new line severing said Lot No. 9, S 00 deg. 08' W, 703.5 feet to the point of beginning.

There is an extension of the existing 50 foot roadway and utility easement being of record in Book 4283, Page 609, Register's Office, Davidson County, Tennessee, the said north margin of said easement begins at a point in the east boundary of Lot No. 9 of a point 212 feet southerly from the N.E. corner of said lot and extends N 87 deg. 16' W, 188.04 feet to a point being in the east line of the above described 3.50 acres also being 212 feet southerly from the north boundary line of Lot No. 9 in Section II of Skyline Subdivision.

There is also an easement at the southwest corner of the above described parcel for access to Lot No. 8 of record in Book 4283, Page 607, Register's

CONTINUED

This is unimproved ( ) improved (X) property, known as 1450 Finnland Drive, Nashville, TN 37207
(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 my hand, this 28th day of August 19 95

Adam T. Brewer

BOOK 9778PG581

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 Adam T. Brewer

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 28th day of August 19 95.

Commission expires January 20, 1999

Notary Public

DANA C. PETTY
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

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

LEGAL DESCRIPTION CONTINUATION

Office, Davidson County, Tennessee.

BEING the same property conveyed to Adam T. Brewer by deed from Margie Denise Towns, of record in Book 9534, Page 500, Register's Office for said County.

This conveyance is subject to Restrictive Covenants of record in Book 3957, Page 549, Register's Office for said County.

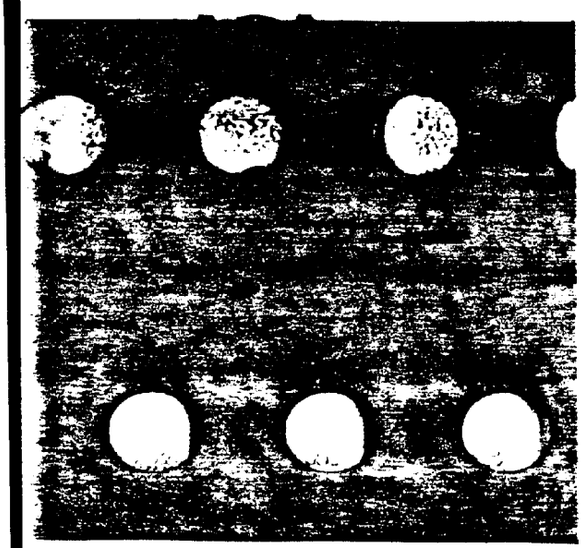
This conveyance is subject to a Deed of Trust executed By Tony S. Towns and wife Margie D. Towns, to Craig R. Allen Hamilton, Trustee, for Jim Walter Homes, Inc., dated January 7, 1992, and filed for record in Book 8546, Page 526, Register's Office for said County, with an unpaid princepal amount of approximately $236,280.00, which the grantees herin hereby assume and agree to pay. The escrow account if any is hereby transferred to the grantees.

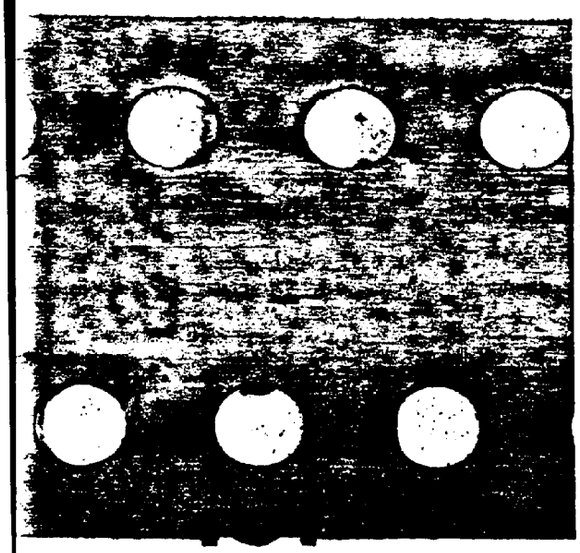
Also, see Deed of Correction in Book 8732, Page 894, Registers Office for said County.

9370 08/30 0101 03CHECK 497.08

0091932
IDENTIFICATION REFERENCE

95 AUG 30 PM 2:15
FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TN.





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

RECEIVED OF _____

FOR _____

BOOK 9778 PG 583

| | | |
|---|---|---|
| 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 | |
| | | | | 130833.07 |
| | | | CON TX | 484.08 |
| | | | PRFEE | 1.00 |
| | | | MDEED | 12.00 |
| | | | TOTAL | 497.08 |
| | | | CHECK | 497.08 |
| 08/30/95 | 01 | | 14:16 0001 | 8370 |

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**

0094932
IDENTIF. # REFERENCE

95 AUG 30 PM 2:15
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

**No.** 947291