0135505

IDENTIF. & REFERENCE

This Instrument Prepared By:

Gail Smith Bradford
511 Union Street, Suite 1500
Nashville, TN 37219

PICK-UP

95 DEC 27 PM 2:42 2052 12/27 0001 03CHECK 8.00

DAVIDSON COUNTY, TN.

QUITCLAIM DEED

Address New Owner(s)	Send Tax Bills To	Map/Parcel
Kolleen Hudgins, Et.Al. c/o Kolleen Hudgins 457 2nd Avenue South Nashville, TN 37201	SAME BOOK 9899 PG 839	Map 33 Parcel 62 10D-36925

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, I, **MELANIE KAY HUDGINS**, hereinafter called the Grantor, by these presents do quitclaim and convey unto the **HUDGINS FAMILY PARTNERSHIP**, a Tennessee general partnership composed of Kolleen B. Hudgins; Maria Kim Hudgins Brewer; Melanie Kay Hudgins; Maria Kim Hudgins Brewer, as Custodian for John Brittain Brewer under the Tennessee Uniform Transfers to Minors Act; and Maria Kim Hudgins Brewer, as Custodian for John Christian Brewer under the Tennessee Uniform Transfers to Minors Act, hereunder called the Grantee, its successors and assigns, all of Grantor's right title and interest as a tenant in common and unto a certain tract or parcel of land located in Davidson County, State of Tennessee, more particularly described as follows:

LAND in the 11th Metropolitan Councilmanic District of Davidson County, Tennessee, and being a portion of an original 24-3/4 acre tract as shown on a Map of record in Book 371, Page 348, Register's Office for Davidson County, Tennessee, and designated on said Map as Lots Nos. 1 and 2, and described according to a survey by Gregory Underwood, Registered Surveyor, dated August 8, 1984, as follows:

BEGINNING at an existing concrete monument on the northwesterly margin of Dickerson Pike, said concrete monument being located at the northeasterly most corner of the herein described property at the common front corner with the property acquired by Trailmont Park, Inc., of record in Book 4033, Page 623, in said Register's Office; thence, with the said northwesterly margin of Dickerson Pike, South 29 deg. 16 min. West, 970.39 feet to a point, said point being located at the center line of a 50 foot dedicated roadway as recited in a Deed of record in Book 5165, Page 482, in said Register's Office; thence, leaving the northwesterly margin of Dickerson Pike, North 80 deg. 25 min. West, 847.82 feet to an existing stake; thence, North 6 deg. 42 min. East, 834.71 feet to a corner post of a chain link fence; thence, South 84 deg. 11 min. East, 1,219.19 feet to the point of beginning and containing, by survey, 20.57 acres, more or less.

BEING the same real estate conveyed to Harold P. Hudgins, by deed of record in Official Record Book Volume 6358, Page 611, in the Register's Office for Davidson County, Tennessee. Harold P. Hudgins died intestate on February 2, 1993, his estate having been administered subject to the jurisdiction of the Probate Court for Davidson

County, Tennessee, Case No. 93P-339, and title to the subject property having vested in Grantor as the surviving spouse of Harold P. Hudgins, and in Maria Kim Hudgins Brewer and Melanie Kay Hudgins as equal tenants in common.

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

This is unimproved property known as 1357 Dickerson Pike, Nashville, Tennessee, 37072.

Witness my hand this the 27 day of December, 1995.

Melanie Kay Hudgins
MELANIE KAY HUDGINS

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, Melanie Kay Hudgins a Notary Public in and for said county and state, the within named MELANIE KAY HUDGINS, 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 at Nashville Tennessee, this 27 day of December, 1995.

Commission Expires 1-20-99

Jane S Yates
NOTARY PUBLIC

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual consideration or value, whichever is greater, for this transfer is -0- ($0.00).

Melanie Kay Hudgins
AFFIANT

Subscribed and sworn to before me, this the 27 day of December, 1995.

Commission expires:
1-20-99

Jane S Yates
NOTARY PUBLIC

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