BOOK 9957 PG 818

WARRANTY DEED

State of Tennessee)
County of Davidson)

The actual consideration or value, whichever is greater, for this transfer is $ 50,000.00

Affiant

Sworn to and subscribed before me this 26 day of [illegible] 1996.

NOTARY PUBLIC

My Commission Expires: 9-26-98

This instrument prepared by:

ROBERT F. SPANN, Attorney
First American Center, Suite 1545
315 Deaderick Street
Nashville, Tennessee 37238-1545
615/242-2525

ADDRESS - NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL NUMBER:
John Brevard	Same	Map 72-4
700 Prescott Ct		Par. 342
Nashville, TN 37209		

FOR AND IN CONSIDERATION of the sum of ten dollars, cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, Maria Kim Hudgins Brewer and Melanie Kay Hudgins, hereinafter called Grantors, have bargained and sold, and by these presents does transfer and convey unto John Brevard, hereinafter called Grantee, his heirs and assigns, forever, a certain tract or parcel of land situated in Davidson County, State of Tennessee, described as follows, to-wit:

> Being Lot No. 20 on the Map of Happy Valley, Section "B", not of record, and described according to a copy of a survey made by Z. J. Wilkinson, Surveyor, and more particularly described as follows:
>
> Beginning on the northerly margin of Bobby Avenue, at a point 25 feet east of the easterly margin of COoper Lane; thence northwardly and parallel with said lane, 140 feet to the southwest corner of Lot No. 1; thence with the line between Lots Nos. 1 and 20, easterly 75 feet to the common corner of Lots Nos. 1 and 2, and 20 and 21; thence with the line between said lots Nos. 20 and 21, 140 feet to the northerly margin of Bobby Avenue; thence with the margin of same, westerly 175 feet to the point of beginning.
>
> Being the same property conveyed to Melanie Kay Hudgins and Maria Kim Hudgins Brewer, as tenants in common, by quitclaim deed from Kolleen B. Hudgins, the surviving spouse of Harold P. Hudgins, of record in Book 9411, page 321, Register's Office for Davidson County, Tennessee.
>
> This is improved property known as 2709 Bobby Avenue, Nashville, TN 37216.
>
> This conveyance is made subject to all easements, covenants, reservations, and restrictions which may be of record in said Register's Office.

TO HAVE AND TO HOLD the said property, with all appurtenances, estate, title, and interest thereto belonging to the Grantee, his heirs and assigns forever; and we do covenant with

the said Grantee 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, assigns and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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 hands this 26 day of February, 1996.

MELANIE KAY HUDGINS

MARIA KIM HUDGINS BREWER

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, Melanie Kay Hudgins and Maria Kim Hudgins Brewer, the Bargainors, 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 this 26 day of February, 1996.

NOTARY PUBLIC

My Commission Expires: 9-26-97

NOTARY PUBLIC DAVIDSON COUNTY, TENN.

0153761

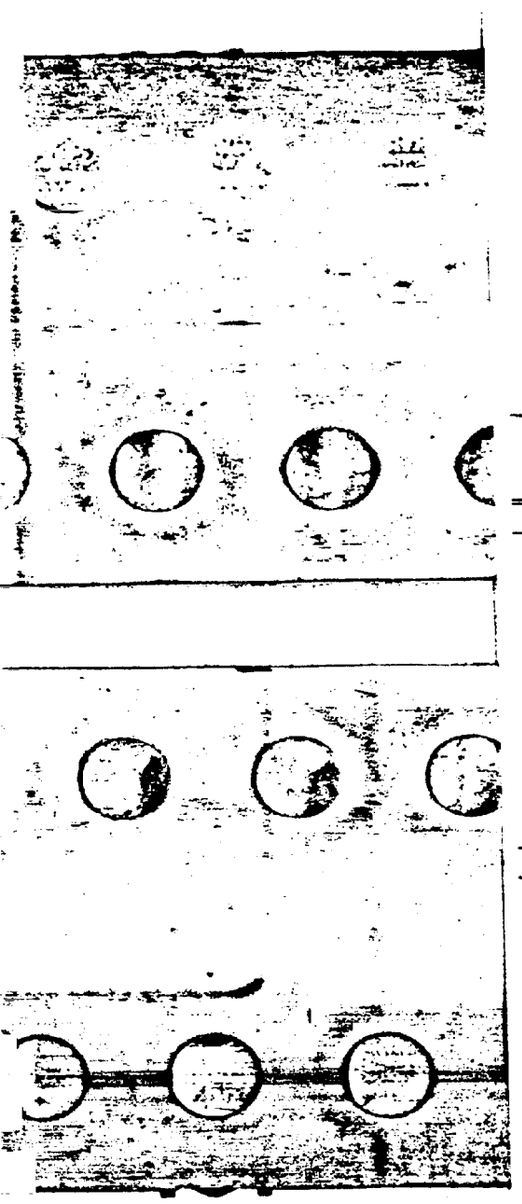
IDENTIF. ↑ REFERENCE

96 FEB 26 PM 3:46

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

PICK-UP

1615 02/26 0101 03CHECK 194.00



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

RECEIVED OF _____

FOR _____

BOOK 9957 PG 820

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 50000.00
CON TX 185.00
PRFEE 1.00
WDEED 8.00
TOTAL 194.00
CHECK 194.00

02/26/96 01 15:47 0001 1615

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0153761
IDENTIF. ↑ REFERENCE

96 FEB 26 PM 3:46
FELIX Z. WILSON II REGIST
DAVIDSON COUNTY, TN.

No. 1009767