BOOK 9957 PG 821

WARRANTY DEED

State of Tennessee)
County of Davidson)

The actual consideration or value, whichever is greater, for this transfer is $ 62,000.00

Affiant

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

NOTARY PUBLIC

My Commission Expires: 9-26-97

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:
Aubrey Hiam	Same	Map 72-15
301 Fairbanks Rd		Par. 208 and 201
Goodlettsville, TN 37072		

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, Kolleen B. Hudgins, unmarried, hereinafter called Grantor, has bargained and sold, and by these presents does transfer and convey unto Aubrey Hiam, 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:

TRACT 1:

Being Lot No. 32 on the Map of Riverside Drive Subdivision, as of record in Book 974, page 60 and 61, said Register's Office, to which plan reference is here made for a more particular description of said lot.

Being the same property conveyed to Harold P. Hudgins and wife, Kolleen B. Hudgins by deed from George B. Treadway and wife, Dixie S. Treadway of record in Book 5150, page 413, Register's Office for Davidson County, Tennessee, the said Harold P. Hudgins having since died.

This is improved property known as 1613 Riverside Drive, Nashville, TN 37216.

TRACT 2:

Being Lot No. 25 on the Plan of Riverside Drive Subdivision, as of record in Book 974, page 60, said Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more particular description thereof.

Being the same property conveyed to Harold P. Hudgins and wife, Kolleen B. Hudgins, by deed from David W. Jackson and wife, Ruth S. Jackson, of record in Book 5706, page 458, Register's Office for Davidson County, Tennessee, the said Harold P. Hudgins having since died.

This is improved property known as 1707 Riverside Drive, 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 I do covenant with the said Grantee that I am 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 I do further covenant and bind myself, my 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 my our hand hands this 26 day of Feb, 1996.

Kolleen B. Hudgins

KOLLEEN B. HUDGINS

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, Kolleen B. Hudgins, unmarried, 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 this 26 day of Feb, 1996.

NOTARY PUBLIC

My Commission Expires: 9-26-98

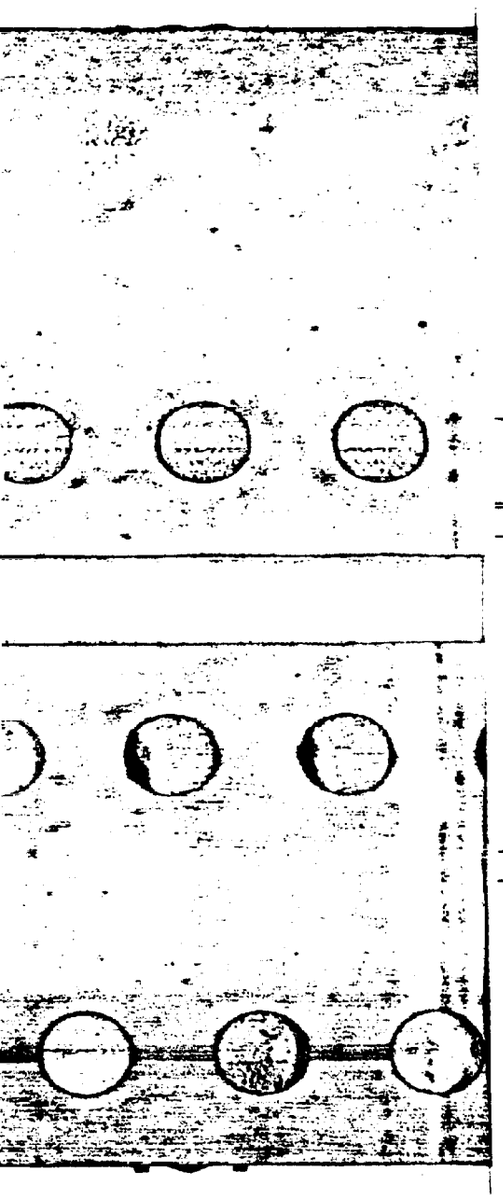
NOTARY PUBLIC DAVIDSON COUNTY, TENN.

IDENTIF. ↑ REFERENCE

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

PICK-UP

1616 02/26 0101 03CHECK 238.40



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

RECEIVED OF _____

FOR _____

BOOK 9957 PG 823

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
WDEED 8.00
TOTAL 238.40
CHECK 238.40
02/26/96 01 15:48 0001 1616

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0153762
IDENTIF. ↑ REFERENCE

96 FEB 26 PM 3:4[illegible]
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 1009768