This Instrument Prepared By:
Stokes & Bartholomew, P.A.
3310 West End Avenue, 4th Floor
Nashville TN 37203
Return to Box 50-B

BOOK 9997PG649

ADDRESS NEW OWNER:
David R. Hudson and Leslie H. Hudson
1209 Crestfield Drive
Nashville, Tennessee 37211

SEND TAX BILL:
To Mortgagee

MORTGAGEE:
SunBelt National Mortgage Corporation
111 Westwood Place, Suite 109
Brentwood, TN 37027

MAP AND PARCEL:
MAP 172-12-
GROUP B
PARCEL 79

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, James M. Beavers and Ashley Rey Beavers, both unmarried persons, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto David R. Hudson and wife, Leslie H. Hudson, 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 in Davidson County, Tennessee, being Lot No. 384 on the Plan of Section Six, Bradford Hills of record in Book 7900, page 290, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.
>
> Being the same property conveyed to James M. Beavers and wife, Ashley Rey Beavers, by deed from Yazdian Construction, Inc., as of record in Book 8659, page 65, Register's Office for Davidson County, Tennessee.

This is improved property known as 1209 Crestfield Drive, Nashville, TN 37211.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and governmental regulations that may affect the premises and the following exceptions.

1. Subject to 1996 Metropolitan Government Property taxes and subsequent years thereafter.
2. Terms, conditions, easements, rights and liens as set forth in the Declaration of Covenants, Conditions and Restrictions for Bradford Hills, and the By-Laws appended thereto, of record in Book 8069, page 170, as made applicable to Section Six by instrument of record in Book 8374, page 591, said Register's Office.
3. Conveyance of sewer mains of record in Book 8614, page 874, said Register's Office.
4. Conveyance of water mains of record in Book 8614, page 959, said Register's Office.

5. Conveyance of Common Areas to Bradford Hills Homeowners's Association of record in Book 9779, page 672, said Register's Office all matters as shown on the plan of record in Book 7900, page 6, as amended in Book 7900, page 290, said Register's Office.

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6. Charter of Bradford Hills Homeowners Association, Inc., of record in Book 8071, page 520, said Register's Office.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said David R. Hudson and wife, Leslie H. Hudson, their heirs and assigns, forever; and we, James M. Beavers and Ashley Rey Beavers, both unmarried persons, 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 shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this the 29th day of March, 1996.

James M. Beavers

Ashley Rey Beavers

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named James M. Beavers and Ashley Rey Beavers, both unmarried persons, 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 Warranty Deed for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this the 29th day of March, 1996.

R. L. MOORE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC

My Commission Expires: Mar 20, 1996

1640 04/01 0101 03C-ECK 480.75

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 127,500.00.

AFFIANT

R. L. MOORE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Subscribed and sworn to before me this 29th day of March, 1996.

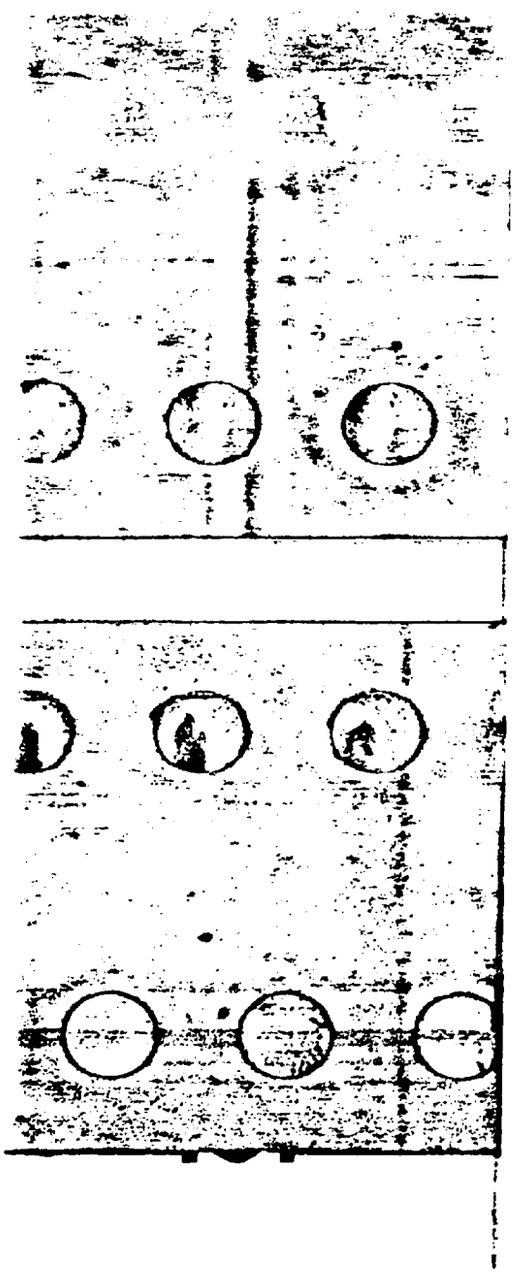
NOTARY PUBLIC

My Commission Expires: Mar 20, 1996

96 APR -1 PM 12:21
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. + REFERENCE

0165902



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

RECEIVED OF _____

FOR _____

BOOK 9997 PG 651

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
				127500.00
				CON TX 471.75
				PRFEE 1.00
				WDEED 8.00
				TOTAL 480.75
				CHECK 480.75
			04/01/96 01	12:24 0001 4648

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0165902
IDENTIF. # REFERENCE

96 APR -1 PM 12:22
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1022654