Prepared By
Mail to: Joe Lackey Jr
12th Floor
First American Center
Nashville, 37238

WARRANTY DEED

BOOK 10069 PG 62

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Douglas Hudson	same	92-12
(NAME)	(NAME)	422 and 423
562 Beech Creek Rd. S.		
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Brentwood, TN 37027		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars,

and other good and valuable consideration

FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.
96 MAY 31 PM 3:29

IDENTIF. & REFERENCE 0187543

We, William Waggoner and wife Mary Waggoner

have this day bargained and sold, and do hereby transfer and convey unto the said Douglas Hudson

the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Tract I: Land in Davidson County, Tennessee, being Lot No. 85 in Boyd's Home Tract, of record in Book 21, page 39, Register's Office for Davidson County, Tennessee.

Said Lot No. 85 fronts 50 feet on the northerly side of Hayes Street and runs back between parallel lines, 180 feet to an alley.

Tract II: Land in Davidson County, Tennessee, being Lot Nos. 86 and 87 on the Plan of Boyd's Home Tract, as of record in Book 21, page 39, Register's Office for said County.

Said Lot Nos. 86 and 87 front 50 feet each on the northerly side of Hayes Street and run back between parallel lines 180 feet to an alley.

Lot No. 87 running back with the westerly margin of 17th Avenue, North, formerly Williams or Addison Avenue.

Being the same property conveyed to WILLIAM WAGGONER by deed from HUNTER SHORT, TRUSTEE of record in Book 9862, page 668, said Register's Office.

7867 05/31 0101 03CHECK 2044.00

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 550,000.00

Subscribed and sworn to before me, this the 30th day of May, 19 96

Affiant 5/31/96

My Commission expires Jun 29 2000 (Affix Seal)

Notary Public

Improved ( ) Unimproved ( )
This is Improved (X) property, known as 1700 Hayes Street, Nashville, Tennessee
(House Number) (Street) P.O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantees their (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

Whenever 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 30th day of May, 19 96, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

William Waggoner

Mary Waggoner

BOOK 10069 PG 63

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Kristin K. Orsland, *a Notary Public in and for said County and State,* William Waggoner and Mary Waggoner

*the within named bargainor*s, *with whom I am personally acquainted, and who acknowledged that* they *executed the within instrument for the purposes therein contained.*

Witness my hand and official seal at Nashville, *Tennessee, this* 30th *day of* May, *1996*

Kristin K. Orsland
Notary Public

Commission expires Jan 29, 2000

NOTARY PUBLIC
DAVIDSON COUNTY
TENNESSEE

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, ..., *a Notary Public of the State and County aforesaid, personally appeared* ....., *with whom I am personally acquainted, and who, upon oath, acknowledged* .....*self to be* ....., ...*of the* ....., *the within named bargainor, a corporation, and that* ....*he as such* ....., *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* .....*self as* .....

Witness my hand and seal, at office in ....., *this* .....*day of* ....., *19*.....

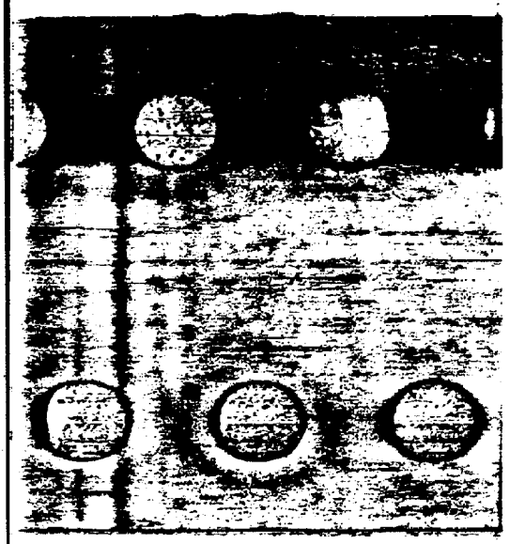
.....*Notary Public*

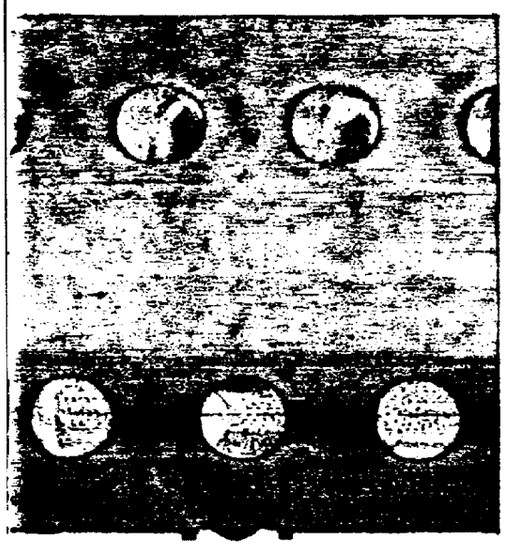
Commission expires .....

WARRANTY DEED

FROM
William Waggoner and wife
Mary Waggoner
TO
Douglas Hudson and wife
Elizabeth Leanne Hudson

Compliments of
Chicago Title Insurance Company
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37238





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

RECEIVED OF _____

FOR _____

BOOK 10069 PG 64

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 550000.00
CON TX 2035.00
PRFEE 1.00
WDEED 8.00
TOTAL 2044.00
CHECK 2044.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 0001 7867

0187543
IDENTIF. # REFERENCE

96 MAY 31 PM 3:29
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1045761