BOOK 10099 PG 988

Box 2

SUSAN B. NICHOLS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires Sept. 18, 1999

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 135,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF June 19 96

Susan B. Nichols
Notary Public

MY COMMISSION EXPIRES: Sept. 18, 1999
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
GREGORY S. PERRONE, ATTORNEY AT LAW
109 Westpark Drive, Suite 330, Brentwood, Tennessee 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael R. Hudson (NAME)	First Federal Bank, FSB (NAME)	105-13-139
1504 Beechwood Avenue (ADDRESS)	155 Franklin Road; Suite 144 (ADDRESS)	
Nashville, TN 37212 (CITY) (STATE) (ZIP)	Brentwood, TN 37027 (CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Herbert H. Stuart and Esther Stuart, Beechwood Avenue Ltd. Partnership

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Michael R. Hudson and wife, Susan P. 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, TN, BEING the easterly one-half of Lot No. 87 on the Plan of Belmont Land Company's Plan called "Belmont Heights", of record in Book 421, page 34, Register's Office for Davidson County, TN, to which Plan reference is hereby made for a complete and accurate description thereof.

Being the same property conveyed to Herbert H. Stuart and wife, Esther A. Stuart by deed form James W. Pickle, an unmarried person, of record in Book 8077, page 450, Reigster's Office for Davidson County, Tennessee. The said Herbert H. Stuart and Esther Stuart further conveyed said property to Herbert H. Stuart and Esther Stuart as General Partners of Beechwood Avenue Limited Partnership, by deed from Herbert H. Stuart and Esther Stuart, of record in Book 9806, Page 797, Register's Office for Davidson County, TN.

This conveyance is subject to the following: Taxes for the year 1996 which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; all matters appearing on the plan of record in Book 421, page 34; certificate of partnership in Book 9806, page 796; all of record in the Register's office for Davidson County, Tennessee.

LEGIBILITY OF WRITING, TYPING OR PRINTING ON THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

unimproved ( )
This is improved (X) property, known as 1504 Beechwood Avenue, Nashville, TN 37212
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we 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 number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 24th day of June, 19 96

Herbert H. Stuart and Esther Stuart,
Beechwood Avenue Ltd. Partnership

By: Herbert H. Stuart

Herbert H. Stuart, Individually and as General Partner

Esther Stuart

Esther Stuart, Individually and as General Partner

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Herbert H. Stuart and wife Esther Stuart

the bargainor with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that the y executed the within instrument for the purposes therein contained. Witness my hand and official seal at Brentwood, Tennessee, this 24th day of June, 19 96

Commission expires Sept. 18, 1999

Notary Public

SUSAN B. NICHOLS
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires Sept. 18, 1999

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, THE UNDERSIGNED, a Notary Public within and for the State and County aforesaid, personally appeared Herbert H. Stuart * and Esther Stuart with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon this oath acknowledged themselves to be the General Partners of the Beechwood Avenue Ltd. Partnership the within named bargainor, a partnership, and that they as such General Partners being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the partnership by the said Herbert H. Stuart* as such General Partners.

Witness my hand and official seal at office at Brentwood, TN on this the 24th day of June, 1996.

* and Esther Stuart

Notary Public

My Commission expires: Sept. 15, 1997

SUSAN B. NICHOLS
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires Sept. 18, 1999

WARRANTY DEED

FROM

Herbert H. Stuart and Esther Stuart, Beechwood Ave. Ltd. Partnership

TO

Michael R. Hudson and wife, Susan P. Hudson

RETURN TO:

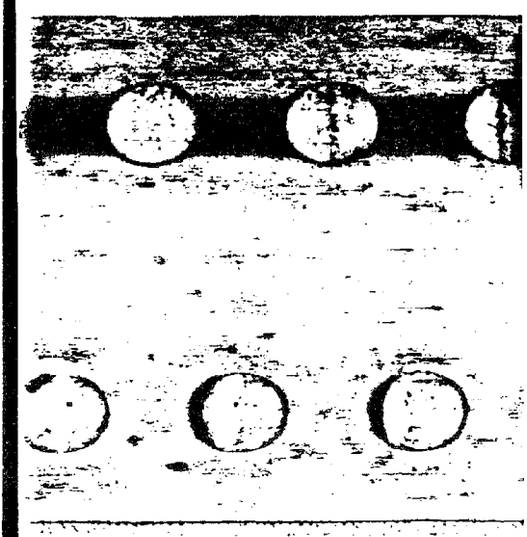
GREGORY S. PERRONE
ATTORNEY - AT - LAW
109 Westpark Drive, Suite 330
Brentwood, Tennessee 37027

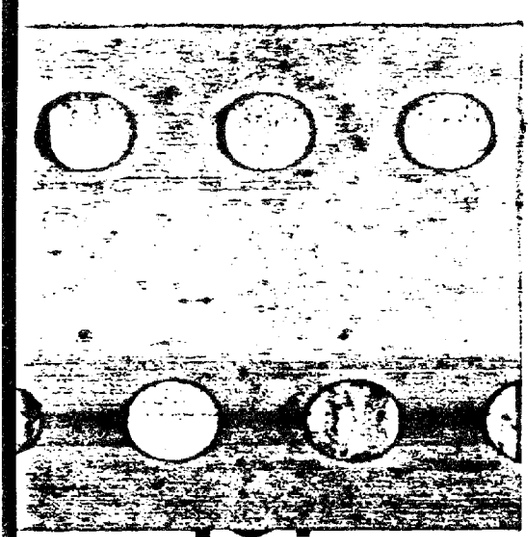
0197038
IDENTIFICATION REFERENCE

96 JUN 26 PM 3:58
REGISTER
DAVIDSON COUNTY, TN

RECORDERS MEMO
LEGIBILITY OF WRITING, PRINTING OR PRINTING IN THIS DOCUMENT WAS UNSATISFACTORY FOR PHOTOGRAPHIC RECORDATION

3447 36.00 3131 RECD





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

RECEIVED OF _____

FOR _____

BOOK 10099 PG 990

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	135000.00
			CON TX	499.50
			PRFEE	1.00
			WDEED	8.00
			TOTAL	508.50
			CHECK	508.50
06/26/96	01		16:04 0001	9147

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0197038
IDENTIFICATION REFERENCE

96 JUN 26 PM 3:58
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 1055906