BOOK 10106 PG 73

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
Joe W. Hudgins 101 Coventry Woods Drive Madison, TN 37115	NEW OWNER	Map 052-01-0-A Parcel 101.00Co

This instrument prepared by: Robert J. Notestine, III, Attorney,
104 Woodmont Boulevard, Suite 115, Nashville, Tennessee 37205

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, NationsBanc Mortgage Corporation (The "Grantor") has bargained and sold, and by these presents does transfer and convey unto Joe W. Hudgins (The "Grantee"), Grantee's successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

BEING Unit No. 101, on the Plan of Section One-Revised Coventry Woods, as of record in Book 6250 at page 567, Register's Office, Davidson County, Tennessee, and as shown on the site plan of Exhibit "C" of the Declaration of Covenants, Conditions and Restrictions of Coventry Woods-Phase 1, of record in Book 6966 at page 370, said Register's Office, to which reference is hereby made for a more complete description.

Being the same property conveyed to NationsBanc Mortgage Corporation by Substitute Trustee's Deed from Arnold M. Weiss, Substitute Trustee of record in Book 9914, Page 441, said Register's Office for Davidson County, Tennessee.

This conveyance is subject to taxes for the year 1996 and subsequent years, easements and restrictive covenants of record.

This is improved property commonly known as 101 Coventry Woods Drive, Madison, Tennessee 37115.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater for this transfer is $42,000.00.

Affiant

Subscribed and sworn to before me this 2nd day of June, 1996.

Notary Public

My Commission Expires 1-24-98

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TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantee, Grantee's successors and assigns, forever.

And Grantor does covenant with the said Grantee that Grantor is lawfully seized and possessed of said land; has a good right to convey it.

And Grantor does further covenant and bind itself, its representatives and assigns, to warrant and forever defend the title to the Property to the said Grantee, its successors and assigns as against all persons claiming by, through, or under Grantor, but no further or otherwise.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 26TH day of June, 1996.

NationsBanc Mortgage Corporation

BY: _____
KEITH J. KUNS VICE PRESIDENT

BY: _____
ANGELITA CRABTREE ASST. VICE PRESIDENT

STATE OF KENTUCKY }
COUNTY OF JEFFERSON }

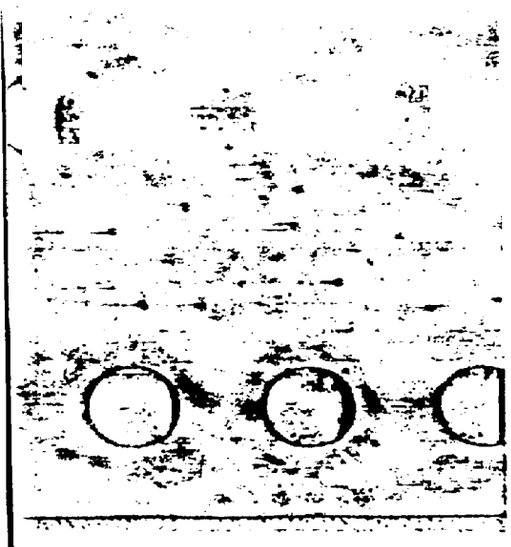
Personally appeared before me, the undersigned, a Notary Public in and for said County and State aforesaid, personally appeared KEITH J. KUNS and ANGELITA CRABTREE with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who, upon oath acknowledged KEITH J. KUNS and ANGELITA CRABTREE ~~CO~~ be the VICE PRESIDENT and ASST. VICE PRESIDENT respectively of NATIONSBANC MORTGAGE CORPORATION, the within named bargainor, a VICE and ASST. VICE PRES. and that KEITH J. KUNS and ANGELITA CRABTREE as such VICE and ASST. VICE PRES. executed the foregoing instrument for the purpose therein contained by signing the name of the bank by the said KEITH J. KUNS as VICE PRESIDENT and attesting the same by the said ANGELITA CRABTREE as ASST. VICE PRESIDENT.

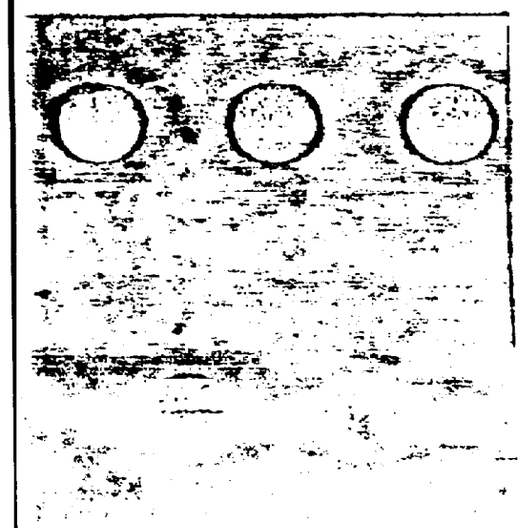
WITNESS my hand and official seal at LOUISVILLE, KENTUCKY, this 26TH day of June, 1996.

_____
Notary Public

My Commission Expires: Harold D. Dickson
Notary Public, State at Large, KY
My commission expires May 19, 2000

3237 97JU 1101 33CHECK 154.40





OFFICIAL RECEIPT

FELIX Z WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10106 PG 75

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 42000.00
				CON TX 155.40
				PRFEE 1.00
				WDEED 8.00
				TOTAL 164.40
				CHECK 164.40
			07/01/96 01	15:35 0001 0107

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0198877 IDENTIF. & REFERENCE

96 JUL -1 PM 3:32

FELIX Z. WILSON
DAVIDSON COUNTY, TN.

No. 1057846