WARRANTY DEED

BOOK 10106 PG 699

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 49,500.00

P. Glenn Hudson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF June 19 96

Notary Public

MY COMMISSION EXPIRES: May 30, 1999
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
David J. Waynick, Attorney, 207 Donelson Pike, Nashville, Tennessee 37214

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
P. Glenn Hudson (NAME)	First Trust Mortgage Company (NAME)	43-1-99
112 Shannon Avenue (ADDRESS)	6525 Quail Hollow (ADDRESS)	
Madison, Tn 37115 (CITY) (STATE) (ZIP)	Memphis, TN 38120 (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, Robert T. Dixon, Jr. and wife, Janet Dixon

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO P. Glenn Hudson and wife, Jennifer L. 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 the West 75 feet of the North 394 feet of Lot No. 1 on the Map of the W. P. Ready Subdivision of the E. H. Thornton Tract, of record in Book 332, Page 110, Register's Office for Davidson County, Tennessee.

Said part of said lot fronts 75 feet on the south side of Shannon Avenue and runs back between parallel lines 394 feet to a dead line.

Being the same property conveyed to Robert T. Dixon, Jr. and wife, Janet L. Dixon by deed from Nina Garnett, unmarried of record in Book 8089, Page 558, Register's Office for Davidson County, Tennessee.

0199029

IDENTIFICATION REFERENCE

REGISTER
DAVIDSON CO., TN.
96 JUL -2 AM 8:14

unimproved ( )
This is improved (X) property, known as 112 Shannon Avenue, Madison, Tn 37115
(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 our hand s this 27th day of June 19 96

Robert T. Dixon, Jr.

Janet Dixon

BOOK 10103 PAGE 700

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 Robert T. Dixon, Jr. and wife, Janet Dixon

the bargainor S with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville Tennessee, this 27th day of June 19 96

Commission expires July 20, 1999

Notary Public

STATE OF TENNESSEE
COUNTY OF

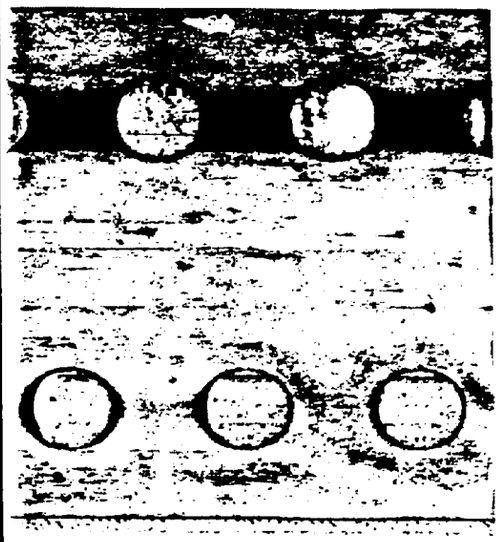
Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

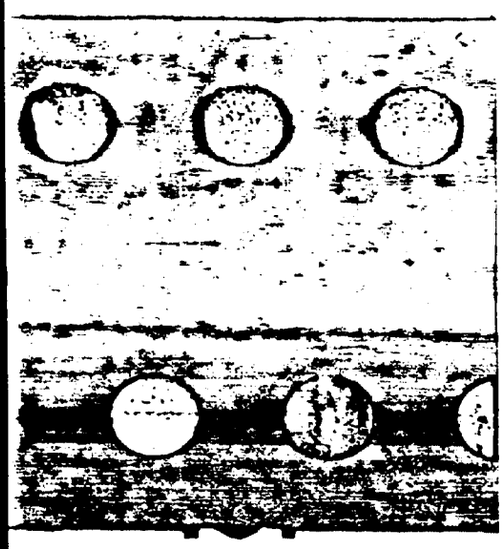
Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____.

My commission expires _____

Notary Public

3254 07/02 0101 03C:ECK 122.14





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____ BOOK 10105 PG 701

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 49500.00
CON TX 183.14
PRFEE 1.00
WDEED 8.00
TOTAL 192.14
CHECK 192.14

07/02/96 01 08:16 0001 0264

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0199029
IDENTIF. & REFERENCE

96 JUL -2 AM 8:14

REGISTER
DAVIDSON CO. TN.

No. 1058000