BOOK 10109 PG 12

F/C BK 39

STATE OF TENNESSEE
COUNTY OF Davidson

6916

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 218,000.00

X Mark S. Smith
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF June, 19 96.

Ollie Mai Parsley
Notary Public

MY COMMISSION EXPIRES: 3/27/99

THIS INSTRUMENT WAS PREPARED BY

J. Blake Freeman, Attorney at Law, 51 Century Blvd., #110, Nashville, TN 37214

NAME / ADDRESS		
ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mark S. Smith	First Republic Mortgage Corporati	Map 18, Par. 71
(NAME)	(NAME)	
5444 Brick Church Pike	3310 West End Avenue, Ste. 480	
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRES)	
Goodlettsville, TN 37072	Nashville, TN 37203	
(CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN 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, William G. Hudgins and wife, Peggy Joyce Hudgins

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Mark S. Smith and wife, Anne M. Smith

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 the 10th Councilmatic District of Davidson County, Tennessee, and more particularly described as follows:

Beginning at a point in the northerly margin of Brick Church Pike, said pont being South 78 deg. 40 min. 52.2 feet from T. W. Drake's southwesterly corner; thence with the northerly margin of said Brick Church Pike, S 78 deg. 40 min. West 241.0 feet; thence N 4 deg. 54 min. East 600.2 feet to a point in a fence line; thence with said fence line, S 87 deg. 23 min. 30 sec. E 233.0 feet; thence with the westerly margin of a 50 foot access road, S 4 deg. 54 min. West 540.7 feet to the point of beginning.

BEING the same property conveyed to William G. Hudgins and wife, Peggy Joyce Hudgins by deed from James W. King and wife, Wilma I. King, filed of record in Book 5067, page 82, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to any and all existing easements, restrictions and building setback lines of record.

This is improved property known as 5444 Brick Church Pike, Goodlettsville, TN 37072

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 their hands this 26th day of June, 19 96.

William G. Hudgins

Peggy Joyce Hudgins

6916

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, Ollie Mai Parsley, a Notary Public in and for said County and State, the within named

William G. Hudgins and wife, Peggy Joyce Hudgins

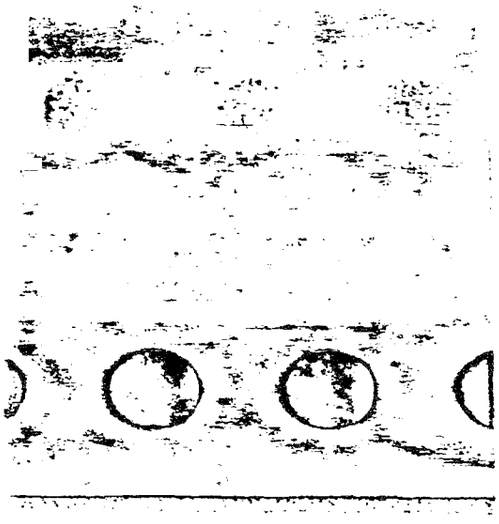
the bargainors, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville Tennessee, this 26th day of June, 19 96.

My commission expires 3/27/99

Notary Public Ollie Mai Parsley

96 JUL -3 AM 8:57

815.50





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10109 PG 14

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
				218000.00
				CON TX 806.60
				PRFEE 1.00
				MDEED 8.00
				TOTAL 815.60
				CHECK 815.60
			07/03/96	01 08:58 0001 1017

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0199722

IDENTIFICATION REFERENCE

96 JUL -3 AM 8:57

FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY

No. 1058747