0220991

IDENTIF. & REFERENCE 56

WARRANTY DEED

96 SEP -4 AM 10:58

FELIX E. [illegible] REGISTER
DAVIDSON COUNTY, TN.

THIS INSTRUMENT WAS PREPARED BY

John M. Jordan, Attorney
2209 CRESTMOOR ROAD,
NASHVILLE, TN. 37215

BOOK 10177 PG 263

THIS INDENTURE, made and entered into as of the 28th day of August, 1996 by and between

KENNETH E. PHARIS and LINDA W. PHARIS, HUSBAND AND WIFE .

hereinafter referred to as Grantor, and

GREG B. HUDIK, UNMARRIED ,

hereinafter referred to as Grantee.

WITNESSETH: That for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said Grantor has bargained and sold and does hereby bargain, sell, convey and confirm unto the said Grantee the following described real estate, situated and being in the County of DAVIDSON, State of Tennessee:

TRACT NO. 2: BEING PART OF LOT NO. 2 ON THE W.E. WATKINS PLAN OF LOTS AS OF RECORD IN BOOK 21, PAGE 98, REGISTER'S OFFICE FOR SAID COUNTY, BEING LOT NO. 10 ON THE UNRECORDED PLAN OF THE LELAND J. DUGGER PROPERTY DESCRIBED ACCORDING TO A SURVEY MADE BY GEORGE E. REESE, JULY 29, 1954, AS FOLLOWS:

BEGINNING ON THE NORTHERLY MARGIN OF A 40 FOOT PRIVATE ROAD AT THE SOUTHEAST CORNER OF THE PROPERTY CONVEYED TO FRED WEBB JACKSON BY DEED FROM NAN BRIDGEWATER DUGGER ET VIR, OF RECORD IN BOOK 2296, PAGE 413, SAID REGISTER'S OFFICE; THENCE WITH THE EASTERLY LINE OF SAID JACKSON PROPERTY NORTHWARDLY 218.16 FEET , MORE OR LESS, TO LOW WATER MARK OF CUMBERLAND RIVER; THENCE WITH SAID LOW WATER MARK SOUTH 73 DEG. EAST 100 FEET, MORE OR LESS, TO THE NORTHWEST CORNER OF THE PROPERTY CONVEYED TO FRED WEBB JACKSON BY DEED FROM NAN BRIDGEWATER DUGGER ET ET VIR, OF RECORD IN BOOK 2296 PAGE 417, SAID REGISTER'S OFFICE; THENCE WITH THE WESTERLY LINE OF SAID JACKSON PROPERTY SOUTHWARDLY 206.5 FEET, MORE OR LESS, TO THE NOTRTHERLY MARGIN OF SAID 40 FEET PRIVATE ROAD; THENCE WITH SAID ROAD, WESTWARDLY 100 FEET TO THE BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO KENNETH E. PHARIS AND WIFE, LINDA W. PHARIS BY DEED FROM RENE LEHMANN AND WIFE, EDELTRAUT LEHMANN OF RECORD IN BOOK 4707 PAGE 924 REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said Grantee, his/her heirs, successors and assigns in fee simple forever.

The said Grantor does hereby covenant with the Grantee that the Grantor is lawfully seized in fee of the aforedescribed real estate; that the Grantor has a good right to sell and convey the same; that the same is unencumbered except,

SUBJECT TO THE MATTERS SHOWN ON THE RECORDED PLAN AND TO THE RESTRICTIONS OF RECORD.

and that the title and quiet possession thereto Grantor will warrant and forever defend 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.

KEP

Affiant

BOOK 10177 PG 264

WITNESS the signature of the Grantor (or caused its corporate name to be signed hereto by and through its proper officers duly authorized so to do) the day and year first above written.

Kenneth E. Pharis
KENNETH E. PHARIS

Linda W. Pharis
LINDA W. PHARIS

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, **KENNETH E. PHARIS and LINDA W. PHARIS, HUSBAND AND WIFE**, the within named 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, at office, this **28th** day of **August, 1996.**

Notary Public

Commission Expiration: 3-25-1999

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

VALUATION AFFIDAVIT

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is **$128,000.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

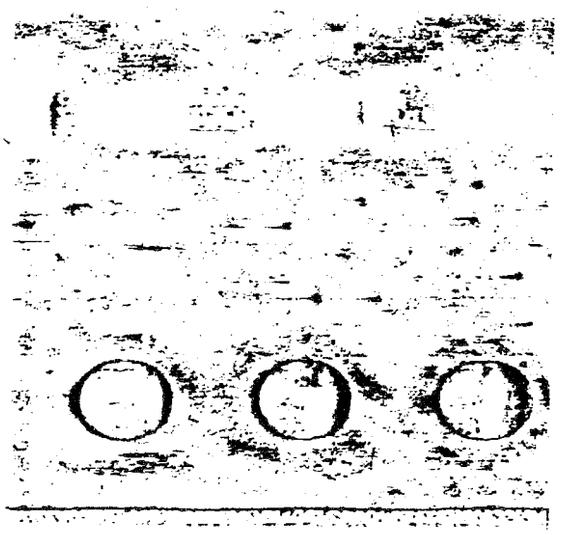
Subscribed and sworn to before me this **28th** day of **August, 1996.**

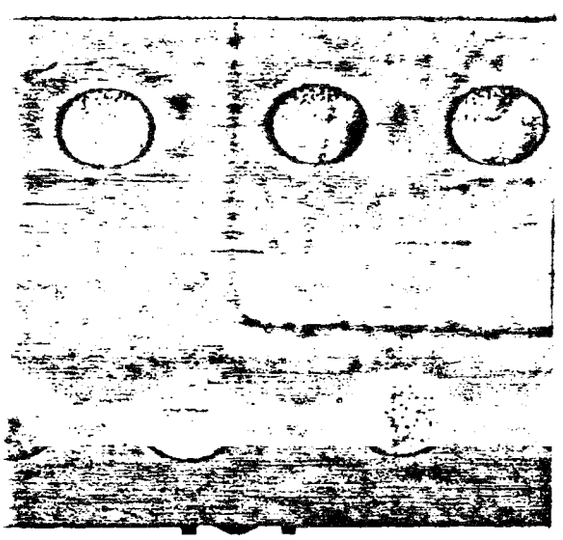
Notary Public

Commission Expiration: 5-30-99

RETURN TO:	SEND TAX BILLS TO:	PROPERTY ADDRESS:
NASHVILLE ESCROW CO. 2209 CRESTMOOR ROAD, NASHVILLE, TN. 37215	GREG B. HUDIK 6641 RIVERVIEW DRIVE NASHVILLE, TN 37209	6641 RIVERVIEW DRIVE NASHVILLE, TN 37209 MAP PARCEL NUMBER 101-27

3920 09/04 0101 03CHECK 482.60





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10177 PG 265

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 128000.00
				CON TX 473.60
				PRFEE 1.00
				MTGFEE 8.00
				TOTAL 482.60
				CHECK 482.60
09/04/96	01			11:00 0001 3920

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0220991

IDENTIF. & REFERENCE

96 SEP -4 AM 10:58

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1026423