Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #240
Nashville, TN 37215

39-B

BOOK 10777 PG 508 File #98-1032

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **John A. Drillot,** , hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **T. Herschel Hudgins,** , hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Tract I: Land in Davidson County, Tennessee, Being Lot No. 1 on the Plan of the Resubdivision of lots 1 & 2, Stansell Subdivision, of record in Book 8250 Page 368 Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description.

Tract II: Being Lot 72 and the northerly 7.50 feet of Lot 73 on the map of Hortense Place, as of record in Book 161 page 167 RODC.

Said tract adjoin and front together 42.50 feet on the westerly side of 33rd Ave. North and runs back 140 feet more or less on the northerly line of said lot 72, and 140 feet more or less on the southerly line of said part of said Lot 73, to the easterly margin of an alley, said line measuring 27.50 feet thereon.

Being the same property conveyed to the Grantor by instrument of record in Book 8837, page 189 RODC The Grantor is not a resident of the State of Tennessee, and the subject property is unimproved.

The property conveyed herein is subject to matters shown on the recorded plan. and to applicable public utility easements.

This is unimproved property, known as: 3305 Charlotte Avenue, Nashville, TN 37209

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seised and possessed of said of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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 THE EXECUTION HEREOF this 28th day of January, 1998

98 FEB -2 PM 2:01

FELIX ... REGISTER
DAVIDSON COUNTY, TN

IDENTIF. & REFERENCE

0395986

John A. Drillot

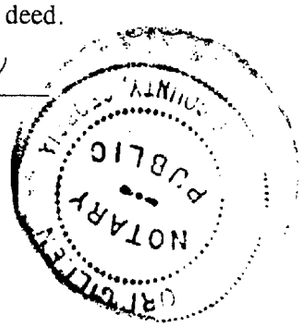
John A. Drillot

State of Georgia)
County of Gwinnett)

On this the 28th day of January, 1998, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named **John A. Drillot** , the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Lori Gullen
Notary Public

My Commission Expires: 10-12-99



State of Tennessee)
County of Davidson)

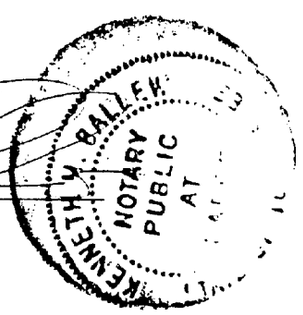
The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$85,000.00**.

T. Herschel Hudgins
Affiant

Sworn and subscribed before me on this the 30th day of January, 1998.

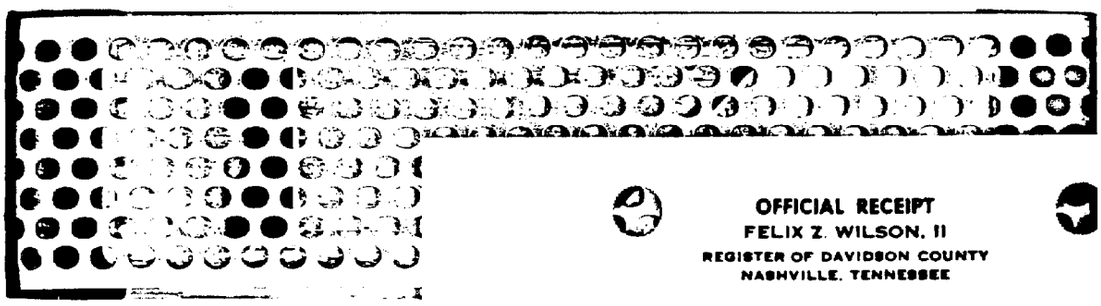
Notary Public

My Commission Expires: 7-29-2001



NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:	TAX MAP-PARCEL #:
T. Herschel Hudgins 3311 Chadbourne Ave Nashville, TN 37209	SAME	92-13-88 & 90

8351 02/02 0101 03CHECK 323-5



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

RECEIVED OF _____

FOR _____

BOOK 10777 PG 510

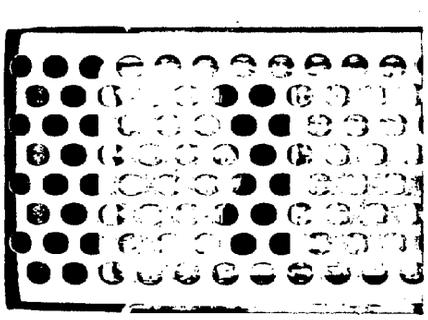
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 85000.00
CON TX 314.50
PRFEE 1.00
WDEED 8.00
TOTAL 323.50
CHECK 323.50

02/02/98 01 14:01 0001 8251

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0395986
IDENTIF. # REFERENCE

98 FEB -2 PM 2:01

REGISTER
DAVIDSON COUNTY, TN.

No. 1248920