100x
36 pg

THIS INSTRUMENT PREPARED BY:
David B. Herbert
ORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North
Nashville, TN 37219-0375

BOOK 11321 PAGE 321

WARRANTY DEED

Name and Address of New Owner:
James I. Hudson, Jr.
204 Burlington Place
Nashville, Tennessee 37215

Send Tax Bills To:
New Owner

Street Address of Subject Property:	**Map-Parcel No:**
204 Burlington Place	**Map 117-09-C**
Nashville, Tennessee 37215	**Parcel 052.00**

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **MARY ARLINE EVANS, AN UNMARRIED PERSON,** hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto **JAMES I. HUDSON, JR., A MARRIED PERSON,** hereinafter called **"GRANTEE,"** his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Lot No. 52 on the Plan of Burlington, a Planned Unit Development, of record in Book 5200, pages 403-406, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description.
>
> Being the same property conveyed to Dennis J. Hughes and wife, Mary Arline Evans by deed from Elnora S. Page of record in Book 8175, page 206, Register's Office for Davidson County, Tennessee. The said Dennis J. Hughes and Mary Arline Evans have divorced and by Quitclaim Deed of record in Book 10442, page 604, said Register's Office, Dennis J. Hughes quitclaimed all his right, title and interest in said property to Mary Arline Evans.

The conveyance of the above described parcel of land is subject to the following:

1. 1999 Metropolitan Davidson County taxes which have been prorated by the parties and assumed by the Grantees;

2. All matters shown on the Plan of record in Book 5200, pages 403-406, Register's Office for Davidson County, Tennessee.

3. Declaration of Covenants, Conditions and Restrictions of record in Book 5863, page 796, as amended in Book 6046, page 134, said Register's Office.

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, his heirs and assigns, forever, and GRANTOR does covenant with the said GRANTEE that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR does further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, his 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 my hand this 1st day of February, 1999.

MARY ARLINE EVANS

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

On this 1st day of February, 1999, before me personally appeared Mary Arline Evans to me known to be the person(s) described in, and who executed the foregoing instrument, and who acknowledged the execution of the same to be her free act and deed.

Witness my hand and official seal.

Notary Public

My Commission Expires

DAVID B. HERBERT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires
March 24, 2001

0445 02/02/02 0101 03CHECK 1383.63

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

The actual consideration or value whichever is greater, for this transfer is $369.900.00.

Affiant

Subscribed and sworn to before me, this the 1st day of February, 1999.

NOTARY PUBLIC

My commission expires:

DAVID B. HERBERT
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires
March 24, 2001

0543957
IDENTIF. 4 REFERENCE
99FEB-2 PM 1:40
BILL GARNER II REGISTER
DAVIDSON COUNTY, TN.

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11321 PAGE 824

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	CFEE - COMPUTER FEE	PRFEE - PROBATE FEE

0543957
IDENTIF. & REFERENCE

99FEB-2 PM 1:41

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

CAMT	
	369900.00
CON TX	1368.63
PRFEE	1.00
WDEED	12.00
CFEE	2.00
TOTAL	1383.63
CHECK	1383.63

02/02/99 01 13:39 0001 0445

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1419797