WARRANTY DEED

BOOK 11454 PG. 14

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 82,500.00

Karen R. Starnes
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF April 19 99

Tina D. Brown
Notary Public

MY COMMISSION EXPIRES: 3-23-2002
(AFFIX SEAL)

TINA D. BROWN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Title Escrow, Inc., 640 Spence Lane, Suite 218, Nashville, Tennessee 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Karen R. Starnes	Coastal Mortgage Services, Inc.	MAP 72-13
(NAME)	(NAME)	
1017 McClurkan Avenue	5950 Fairview Road, Suite 810	PARCEL 74
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	Charlotte, NC 28210	27W 26815
(CITY) (STATE) (ZIP)	(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. Hudgens and wife, Sabrina R. Hudgens

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Karen R. Starnes, unmarried

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:

BEING Lot 91, Plat of Trevecca Subdivision of Renraw, of record in Book 421, Pages 72 & 73, Register's Office, Davidson County, Tennessee.

Being the same property conveyed to Robert T. Hudgens and wife, Sabrina R. Hudgens by deed from Terry F. Christison, Trustee of record in Book 10836, Page 896, Register's Office, Davidson County, Tennessee.

This is the same description as in previous deed of record.

99 APR 30 AM 8:15
DAVIDSON COUNTY, TN.
RECEIVED FOR REGISTER

05 80431
TAX OR REFERENCE

unimproved ( )
This is improved (X) property, known as 1017 McClurkan Avenue, Nashville, TN 37206
(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 April, 19 99

Robert T. Hudgens
Robert T. Hudgens

Sabrina R. Hudgens
Sabrina R. Hudgens

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

BOOK 11454 PG. 15

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. Hudgens and wife, Sabrina R. Hudgens

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 April 19 99.

Commission expires 3-23-2002

Tina D. Brown
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 _____ 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_____.

TINA D. BROWN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My commission expires _____

_____
Notary Public

9135 04/30 0101 03CHECK 316.25

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11454 PG. 16

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

0580431

IDENTIFICATION REFERENCE

99 APR 30 AM 8:15

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

CAMT	82500.00
CON TX	305.25
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	316.25
CHECK	316.25

04/30/99 01 08:17 0001 9135

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1453845