Davidson County DEEDWARR
Recvd: 10/08/03 15:09 2pgs
Fees:13.00 Taxes:129.50

20031008-0149576

RECORD AND RETURN TO;
SATURN & MAZER TITLE SERVICES, INC
212 THIRD AVE. NORTH
NASHVILLE, TN 37201
SP42508

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$35,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
3rd day of October, 2003

Notary Public

MY COMMISSION EXPIRES: 7/29/2006

THIS INSTRUMENT WAS PREPARED BY
Saturn and Mazer Title Services, Inc., 212 Third Avenue, North, Nashville, TN 37201

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Pierre Howell et ux	S A M E	70-9-56
2304 Alpine Avenue		
Nashville, TN, 37218		

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, I/WE,

W. W. Hudgins, An Unmarried Person

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Pierre Howell and wife, Carmina Howell

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 Davidson County, tennessee, being the Southerly 150 feet of Lot No. 4 on the Plan of H. E. Simkins Division of the L. G. Curtis Lands as of record in Book 547, page 30, of the Register's Office for Davideson County, Tennessee.

Said part of Lot No. 4 fronts 150 feet on the Easterly side of alpine Avenue and runs back between parallel lines 300 feet to a dead line.

Being the same property conveyed to W. W. Hudgins and wife, Iwilda Hudgins by deed from Alice Appleton Keener and husband Andrew Kenner, of record in Book 1808, page 11, Register's Office for Davidson County, Tennessee. The said Iwilda Hudgins having since died.

Unimproved ( )
This is improved (X) property known as 2304 Alpine Avenue, Nashville, TN 37218

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 my/our hand(s) this 3rd day of October, 2003

W. W. Hudgins By Attorney in fact Edward C Hudgins Jr.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this the 3rd day of October, 2003, before me personally appeared _____ HOMER C. HIBDON, JR. to me known to be the person who executed the foregoing instrument in behalf of W. W. HUDGINS, as his Attorney-In-Fact, and acknowledged that he executed the same as the free act and deed of the said W. W. HUDGINS, as though he had personally acted.

WITNESS my hand and official seal at Nashville, Tennessee, this the 3 day of October, 2003.

_____
NOTARY PUBLIC

My Commission Expires: 7/29/2006

