This Instrument Was Prepared By
REAU E. FOLK, JR., Attorney
Stahlman Bldg., Nashville, Tenn.

WARRANTY DEED
TTC 204452

REAU E. FOLK, JR. FORM

MAP-PARCEL NUMBER(S)	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
MAP 162-B PAR 48	Mr/Mrs Raymond Hudgens 38 Benzing Road Antioch, Tennessee 37013	Guaranty Mortgage Company 316-318 Union Street Nashville, Tennessee 37201
FIELD BOOK NUMBER(S) 5D-33681	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED) Route 1, Benzing Road	LOAN OR ACCOUNT NO. 24247 PROPERTY IS ☒ IMPROVED ☐ UNIMPROVED

EACH BOOK AND PAGE NUMBER REFERRED TO HEREIN, UNLESS OTHERWISE DESIGNATED, IS IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

For and in consideration of the sum of TEN DOLLARS ($10.00) and other good and valuable considerations, the receipt of all of which is hereby acknowledged, and in further consideration of the assumption of, and agreement by the grantees herein to pay, the principal balance now due, plus future interest, on a certain note, dated December 16, 1966, in the original principal sum of $16,900.00, payable to Guaranty Mortgage Company in monthly installments of $101.40, including interest as set forth in said note, and being secured by a deed of trust executed by Charles F. Ford and wife to Herschel Greer, Trustee, as of record in Book 4088, page 167,

CHARLES F. FORD and wife, MATTIE H. FORD,

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto RAYMOND HUDGENS and wife, ANN HUDGENS,

hereinafter called the Grantee, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 53 on the Plan of Antioch Park, Section I, as of record in Book 3600, page 96.

Said Lot fronts 75 feet on the northerly side of Benzing Road and extends back between lines, 400 feet on the easterly line, 354.5 feet on the westerly line, to a dead line and measures 89.40 feet thereon.

Being the same property conveyed to Charles F. Ford and wife, Mattie H. Ford, by deed from Smithson Construction Company, a partnership, as of record in Book 4088, page 166.

This conveyance is made subject to restrictions of record in Book 3861, page 744.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the Grantee, his heirs, successors and assigns, forever.

And the Grantor covenants with the Grantee that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered., except as shown above, and for 1968 Metro Taxes, which have been assumed by the Buyers.

The Grantor further covenants and binds himself, his heirs, successors and representatives to warrant and defend the title to the said land to the Grantee, his heirs, successors and assigns 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.

In witness whereof, the Grantor has hereunto set his hand (if a corporation, has caused its name to be signed hereto by its duly authorized officers) on this, the 2nd day of July, 1968.

Mattie H. Ford
Mattie H. Ford

Charles F. Ford
Charles F. Ford

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Before me, Reau E. Folk, Jr., a Notary Public in and for the State and County aforesaid, personally appeared the within named Charles F. Ford and wife, Mattie H. Ford,

the bargainor(s), with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this, the 2nd day of July, 1968.

Reau E. Folk Jr.
Notary Public

My Commission expires: July 26, 1970

STATE OF _____
COUNTY OF _____

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared the within named _____

the bargainor(s), with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at _____, this, the _____ day of _____, 19____.

My commission expires: _____
Notary Public

JUL-8 CONV 19,531.28
JUL-8 S TAX A* 50.70
JUL-8 PLT FEE A* .50
JUL-8 MDEED A* 3.00 * 54.20

WARRANTY DEED
REF:hs

FROM
CHARLES F. FORD and wife

TO
RAYMOND HUDGENS and wife

A 0 4 2 5 5

IDENTIF. REFERENCE

JUL 8 12 32 PM '68

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TENN.

REAU E. FOLK, JR., ATTY.
Nashville, Tennessee

File: Reau Folk

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, or we, hereby swear or affirm that the actual consideration for this transfer, or the value of the property transferred, whichever is greater, is $ 19,531.28, which amount is equal to or greater than the amount the property transferred would command at a fair and voluntary sale.

Raymond Hudgens
Affiant

Sworn to and subscribed before me this 2nd day of July, 1968.

Reau E. Folk Jr.
Notary Public

My commission expires: July 26, 1970