(This instrument was prepared by James A. Lesemann, Attorney at Law,
320 Gallatin Road, Madison, Tennessee 37115.)

BOOK 4312 PAGE 826

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Joe A. Hudgins et ux	(same)	11D76050
(NAME): Neelys Bend Road	(NAME): (same)	Map 52
(STREET ADDRESS OR ROUTE NUMBER): Madison, Tennessee	(STREET ADDRESS)	P/o Par. 33
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

For and in Consideration of the sum of TEN AND NO/100 ---------- ($10.00) *DOLLARS* cash in hand paid by the grantees hereinafter named, and other good and valuable considerations, the receipt of which is hereby acknowledged,

I, SARA A. HEER, unmarried, hereinafter called the grantor, *have bargained and sold, and by these presents do transfer and convey unto the said* JOE A. HUDGINS AND WIFE, MARY ESTHER HUDGINS, herein 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 the 11th, formerly the 19th, Civil District of said County and State, being described as follows:

Beginning on the margin of Neely's Bend Road near the Southeast corner of the property conveyed to Fred A. Atkisson and wife, Adelle I. Atkisson, by deed from Peter F. Raddle and wife, Lula B. Raddle, of record in Book 2448, page 531, said Register's Office, at the point where the southeasterly line of Atkisson's property intersects the margin of Neely's Bend Road; thence with the margin of Neely's Bend Road Southeasterly 100 feet to a point; thence leaving said road in a northeasterly direction and parallel with Atkisson's southeasterly line 440 feet; thence at right angles northwesterly 100 feet, more or less, to a point in Atkisson's southeasterly line; thence with Atkisson's line, southwesterly 440 feet, more or less, to a point in the margin of Neely's Bend Road, said tract containing one acre.

Being the same property conveyed to Sara A. Heer, by deeds from Fred A. Atkisson and wife, Adelle I. Atkisson, of record in Book 2549, page 615; and from Donald C. Heer, unmarried, of record in Book 4311, page 499; Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 1317 (House Number) Neeleys Bend Road (Street), Madison, Tennessee (P. O. Address: (City or Town)

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 I *do covenant with the said* grantees *that* I am *lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.*

And I, the said grantor, *do further covenant and bind* myself, my *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.*

Witness my *hand this* 24th *day of* February, *19* 69, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Sara A. Heer
(Sara A. Heer)

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned *a Notary Public in and for said County and State,* Sara A. Heer, unmarried, *the within named bargainor, with whom I am personally acquainted, and who acknowledged that* she *executed the within instrument for the purposes therein contained.*

Witness my hand and official seal at Madison *Tennessee, this* 24th *day of* February, *19* 69.

Commission expires November 1st, 1972

Billy J. Howell
Notary Public

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, ... *a Notary Public of the State and County aforesaid, personally appeared* ....., *with whom I am personally acquainted, and who, upon oath, acknowledged* .....*self to be* ..... *of the* ..... *the within named bargainor, a corporation, and that* .....*he as such* ....., *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* .....*self as* .....

Witness my hand and seal, at office in ..... *this* .....*day of* ....., *19*.....

Commission expires ....*Notary Public*

STATE OF TENNESSEE
COUNTY OF Davidson

I hereby swear, or affirm, that the actual consideration for this transfer, or value of the property transferred, whichever is greater is $ 18,500.00, which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this the 24 day of Feb. 19 69

Notary Public

Commission Expires:
Nov. 1st, 1972

FEB25'69 CONV 18,500.00
FEB25'69 S'TAX A* 48.10
FEB25'69 PR'FEE A* .50
FEB25'69 W'DEED A* 3.00 * 51.60

WARRANTY DEED
FROM
SARA A. HEER, UNMARRIED
TO
JOE A. HUDGINS ET UX

A 31622

IDENTIF. REFERENCE

FEB 25 2 29 PM '69

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
Madison Title Company
A Division of
Southern Title Insurance Company
P. O. Box 10649
Knoxville, Tennessee

Mail to: Joe A. Hudgins
2120 Neely's Bend Road
Madison, Tenn. 37115