New Owner: Geo. P. Howell & Son Co.
Address: 412 Gallatin Road, South
Madison, Tennessee 37115

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Map 74
Par. 15 - 15.1-14

WARRANTY DEED — MADISON TITLE COMPANY

INFORMATION FOR METROPOLITAN TAX ASSESSOR: Tax Parcel No. 11D74150, 11D74165, 11D74175
SEND TAX NOTICES TO: (same as above)
ADDRESS: (same as above)

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,

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 $ 15000.00, which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

William H. Howell
Affiant

Subscribed and sworn to before me this the 24 day of Dec. 1969

James A. Lesemann
Notary Public

Commission Expires: Apr 15, 1970

We, JOE A. HUDGINS AND WIFE, MARY E. HUDGINS , hereinafter called the grantors,

have bargained and sold, and by these presents do transfer and convey unto GEO. P. HOWELL & SON CO., A PARTNERSHIP COMPOSED OF WILLIAM H. HOWELL AND CLEORA B. HOWELL, herein called the grantees, their heirs and assigns certain tracts or parcels of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, to-wit:

TRACT I:

Land in the vicinity of Neely's Bend of Cumberland River in the 11th, formerly 19th, Civil District of said County, known as Lot No. 2 on the Map of the Subdivision of the George Hadley Lands, as of record in Minute Book " X", page 529, County Court, described as follows:

Beginning at a point in the easterly margin of a 10 foot reserved right-of-way, the corner of Lots 1 and 2 on said Plan, in the west line of the Dismukes land; thence with the line between said lots 1 and 2, north 88° west 26.6 poles to the westerly corner of said lots; thence southerly 21.05 poles to the common westerly corner of Lots 2 and 3; thence with the line between said lots, south 88° east 26.6 poles to the east line of said 10 foot reserved right-of-way at a stake in Dismukes' west line; thence with Dismukes' west line northerly 21.05 poles to the beginning, containing 3.5 acres, more or less.

Being the same property conveyed to Joe A. Hudgins and wife, Mary E. Hudgins, by deed from J. A. Myers, Maggie Myers Downs, Richard Myers, Porter Myers, Lizzie Myers Piercey and Sadie Myers Dicken, the heirs at law of Elizabeth Myers, deceased, of record in Book 1968, page 167, Register's Office for said County.

Tract II:

Beginning at Sam Hudgins' northeast corner; running thence easterly to the Neely's Bend Road ; thence with said road southwardly about 400 feet to a point; thence westwardly to said Hudgins' east line; thence northerly about 400 feet to the

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

point of beginning, containing four acres, and being the same land conveyed to Sam Hudgins by deed of Adam Dismukes et ux, of record in Book 466, page 233, Register's Office for said County.

Being the same property vested in Joe A. Hudgins as the only heir at law of Sam Hudgins, deceased, and the same property as set out in deed of record in Book 1358, page 87, Register's Office for said County.

Tract III:

A tract of land laying on the west side of Neely's Bend Road in the 11th Civil District of Davidson County, Tennessee, it being the northerly part of the Mrs. Lizzie Hudgins four (4) acre tract as of record in Book 577, page 282, said Register's Office, and described as follows:
Beginning at an iron pin on the west margin of Neely's Bend Road it being the northeast corner of the afore mentioned Mrs. Lizzie Hudgins four (4) acre tract; thence south 7° 45' west with the west margin of Neely's Bend Road 63 feet to an iron pin; thence north 85° 30' west 401.7 feet to an iron pin on the west boundary of the Lizzie Hudgins tract; thence north 8° 54' east with said west boundary 84 feet to a hackberry tree; the northwest corner of the Lizzie Hudgins tract; thence south 83° 43' east with the north boundary of the Hudgins tract 401 feet to the point of beginning, containing 0.68 acres, more or less.

Being the same property conveyed to Joe A. Hudgins and wife, Mary Esther Hudgins, by deed from Lizzie Hudgins Piercey (widow), of record in Book 3762, page 435, said Register's Office, reserving to herself a life estate therein; with the said Lizzie Hudgins Piercey having since died.

It is hereby agreed and understood that Mary E. Hudgins and Mary Esther Hudgins are one and the same person.

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.

And we, the said grantors, 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.

Witness our hands this 22nd day of February, 1969

(Joe A. Hudgins)

(Mary E. Hudgins)

STATE OF TENNESSEE
Davidson County.

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Joe A. Hudgins and wife, Mary E. Hudgins,

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 Madison, Tennessee, this 22nd day of February, 1969.

James A. Hill, Notary Public

Commission Expires Apr 15, 1970

STATE OF _____
County of _____

Personally appeared before me, _____, Notary Public in and for said County and State, the within named _____

the bargainor ____, with whom I am personally acquainted, and who acknowledges that _____ executed the within instrument for the purposes therein contained.

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

_____, Notary Public

Commission Expires _____

STATE OF TENNESSEE
_____ County

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 (his oath / their several oaths) acknowledged (himself / themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he / they) as such _____ and _____, being authorized so to do, executed 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____.

My commission expires _____

_____
Notary Public

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FEB25'69 CONV 15,000.00
FEB25'69 STAX
FEB25'69 RCFEE
FEB25'69 WDEED

A* 39.00
A* .50
A* 6.00
* 45.50

WARRANTY DEED

FROM

JOE A. HUDGINS ET UX

TO

GEO. P. HOWELL & SON CO., A PARTNERSHIP COMPOSED OF WILLIAM H. HOWELL AND CLEORA B. HOWELL

A31625

T
IDENTIF. REFERENCE

FEB 25 2 31 PM '69

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Madison Title Company
MADISON, TENNESSEE

Mail to: Geo. P. Howell & Son Co.
412 Gallatin Rd., So.,
Madison, Tenn. 37115