FORM NO. WD-1

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 3,500.00

Iona B. Hudgens
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF October 1968.

James H. Hill
Notary Public

MY COMMISSION EXPIRES: Apr 15, 1970

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
James H. Hill, Atty. 626 Gallatin Rd., Madison, Tennessee 37115
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Louis Ramsey Jr., (NAME)	same (NAME)	Map. 16
1355 Greenland Ave (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Par. 83
Nashville, Tenn. (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	P/O

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, WE, Iona B. Hudgens,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Louis Ramsey Jr., et ux, Maxine H. Ramsey

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: A Parcel of land in the 10th Civil District of Davidson County, Tennessee, in the Union Hill Community, beginning at a stake in Mrs. Beulah Wilson's west line, said stake being 939 feet northerly with said line from the center line of Union Hill Road, Thomas W. Hudgens' northeast corner and the southeast corner of this land, thence with the line of said Hudgens north 87 deg.00'west 152.7 feet to a stake, a corner to said Hudgens in the line of Mrs. Lela B. Knight; thence with the line of said Mrs. Knight north 1 deg.45' east 1,112.5 feet to an iron stake, a corner to said Mrs. Knight in the line of the Assembly of God Camp Ground; thence with the line of said Camp Ground south 86 deg. 15' east 156.5 feet to an iron stake, a corner to aforesaid Mrs. Wilson in the line of said Camp Ground; thence with the line of said Mrs. Wilson South 1 deg. 55' west 1,109 feet to the beginning, containing 4.1 acres, more or less.

Being the northerly portion of the real estate which was conveyed by Louise B. Wingo et al, to Iona B. Hudgens, by deed as of record in Book 3,934, page92, R. O. D. C., Tennessee.

The above description being according to an unrecorded survey made by John R. ALLEY, surveyor, dated Sept. 21, 1968.

The said property described above shall be subject to a right-of-way easement located on the land of Thomas W. Hudgens, providing ingress and egress to and from the aforedescribed land. The said easement shall extend along the easterly line of said Hudgens land from the Union Hill Road on the south, northerly to the southerly line of the said 4.1 acre tract with said Hudgens' easterly property line being the easterly line of said easement and with the westerly line of said easement being parallel with and 20 feet at right angle from said easterly line.

This is unimproved (X) improved ( ) property, known as Union Hill Rd - Goodlettsville, Tenn.
(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 my hand this 28th day of October, 1968

Iona B. Hudgens

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Iona B. Hudgens,

the 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 [illegible], Tennessee, this 25th day of February 1969.

Commission expires Jan 15, 1970

Notary Public

STATE OF TENNESSEE
Davidson 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

WARRANTY DEED

FROM
Iona B. Hudgens,

TO
Louis Ramsey Jr., et ux,
Maxine H. Ramsey

Grantees address
Mrs. Louis Ramsey
Goodlettsville Tenn.
R. 3 Union Hill Rd.

A 3 1 9 2 7

IDENTIF. REFERENCE

FEB 27 1 32 PM '69

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

FEB27'69	CONV	*3,500.00			
FEB27'69	S'TAX		A*	9.10	
FEB27'69	PR'FEE		A*	.50	
FEB27'69	W'DEED		A*	3.00	* 12.60