3960 - MAIL TO OWNER -

This Form furnished by Attorneys Title Company, Inc. Form No. WD-2

FROM

LEONA W. HARDY

TO

HAROLD P. HUDGINS AND WIFE,
KOLLEEN B. HUDGINS

For draftsman's use

This instrument prepared by:
J. J. Foley, Jr., Attorney
105 Stahlman Building
Nashville, Tennessee

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ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Harold P. Hudgins (NAME)	Owner (NAME)	Map 25
2101 Fernwood Dr. (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Par. 32
Nashville, Tenn. 37216 (CITY) (STATE) (P. O. Z.P)	(CITY) (STATE) (ZIP)	Pd

B 0 3 6 2 4

(FOR REGISTER'S USE)

IDENTIF. REFERENCE

FEB 2 10 36 AM '71

FELIX Z. ROBERTSON REGISTER DAVIDSON COUNTY, TENN.

RECORDER'S MEMO
Legibility of Writing, Typing or Printing In This Document Unsatisfactory When Received.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$ 13,500.00 Harold P. Hudgins
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF November, 1970

Notary Public

MY COMMISSION EXPIRES: 8-25-74
(AFFIX SEAL)

NOTARY PUBLIC DAVIDSON COUNTY, TENN.

For and in Consideration of the sum of TEN AND NO/100 ($10.00) DOLLARS Cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged.

FEB-2-	CONV	13,500.00			
FEB-2-	S'TAX		A*	35.10	
FEB-2-	PR'FEE		A*	.50	
FEB-2-	W'DEED		A*	4.50	* 40.10

Leona W. Hardy have bargained and sold, and by these presents do transfer and convey unto the said Harold P. Hudgins and wife, Kolleen B. Hudgins their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

FIRST TRACT: BEGINNING at a stake with beech pointers, the southwest corner of an 80-foot tract of land conveyed to T. J. Kemper, by deed from George C. Kemper, of record in Book 92, page 541, Register's Office for said County; thence with A. G. Shivers' northerly line, south 88 degrees east 84 poles to a stone in Cunningham's westerly boundary line; thence north 5-3/4 degrees east 1 1/2 poles to a beech; thence north 39 degrees west 14 1/2 poles to a small mulberry tree; thence north 25 degrees west 12 poles to a hickory; thence north 18 1/2 degrees west 3.6 poles to an ash tree at the head of a ravine; thence north 81 degrees west 8.4 poles to a white oak; thence north 70 1/4 degrees west 7.2 poles to a small beech; thence north 59 1/4 degrees west 6.6 poles to a beech; thence north 43 degrees west 7.44 poles to a beech; thence north 33 degrees west 9.3 poles to a beech; thence north 26 1/2 degrees west 4.7 poles to a beech; thence north 21 1/2 degrees east 9.1 Poles to a beech near the head of a ravine; thence crossing said ravine, north 55 1/4 degrees west 5.4 poles to a beech; thence south 75 1/2 degrees west 6.8 poles to a beech; thence south 85 1/2 degrees west 13 poles to a beech; thence north 86 1/2 degrees west 6.8 poles to a beech; thence north 71 degrees west 5 poles to a stake with beech pointer and Hill's easterly line; thence with Hill's easterly line, south 2 1/4 degrees west 62.4 poles to the beginning, containing 21-1/3 acres, more or less.

ALSO, a tract or parcel of land situated i n said County and District and used as a right of way or private road out to the public road and described as follows:

A piece of land 12 feet wide beginning at a point in the north boundary line of A. G. Shivers and on the east bank of Richland Branch and extends along the east bank of said Branch, south 8 1/2 degrees east 4.2 poles; thence south 1 1/2 degrees east 5.2 poles, south 47 degrees east 4 1/4 poles, south 8 degrees east 7.6 poles, south 1/2 degree east 8 poles, south 16 1/4 degrees east 8 poles, south 83 1/4 degrees east 4 poles to A. G. Shivers Road, containing by survey 30 square poles.

SECOND TRACT: BEGINNING at a stake on line of Brooks and Hill's farms, wire fence going west 750 feet along wire fence to a stake; thence north 1329 feet along wire fence to stake on Walker's farm; thence east along wire fence 732 feet to Leaman's farm; thence south along wire fence to Leaman and Brook's farms, 1375 feet to a stake of starting point, containing 14 acres, more or less.

THIRD TRACT: BEGINNING at post on Hill and Brooks' farm going east along wire fence 513 feet along Brooks and Leaman's line; thence south along Leaman and Hewing's farms along wire fence 630 feet to a stake; thence west 219 feet along road to stake; thence north 627 feet along Brooks Road to stake on Brooks' farm to the beginning, containing 6 acres, more or less.

BEING the same property conveyed to Leona W. Hardy, by deed from E. W. Parrish and wife, Myrtle Parrish, of record in Book 2096, page 77, Register's Office for Davidson County, Tennessee.

RECORDER'S MEMO
Legibility of Writing, Typing or Printing In This Document Unsatisfactory When Received.

This is (unimproved ( ) improved (X)) property, known as ..... Nashville, Tennessee
(House Number) (Street) P. O. Address: (City or Town) (Postal Zone)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Harold P. Hudgins and wife, Kolleen B. Hudgins their heirs and assigns, forever.

And we do covenant with the said ~~[illegible]~~ Harold P. Hudgins & wife Kolleen B. Hudgins 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 I, Leona W. Hardy ~~[illegible]~~ myself and my do further covenant and bind ~~[illegible]~~ heirs and representatives, to warrant and forever defend the title to the said land to the said Harold P. Hudgins and wife, Kolleen B. Hudgins our heirs and assigns against the lawful claims of all persons whomsoever.

Witness our hand s this 2nd day of November, 19 70, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

X Mrs Leona W. Hardy

STATE OF TENNESSEE
County of Davidson

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Leona W. Hardy

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 Nashville, Tennessee this 2nd day of November, 1970

Notary Public

Commission Expires 8-15-72

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.....

....., Notary Public.

Commission expires.....