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FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $5.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF Sept 1971.

Notary Public

MY COMMISSION EXPIRES: Aug. Negotiate

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Caesar E. Urrutia (NAME) 1623 Parkway Towers (ADDRESS)

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Joseph C. Hudgins (NAME)	Joseph C. Hudgins (NAME)	
1612 Citation Drive (STREET ADDRESS OR ROUTE NUMBER)	1612 Citation Drive (STREET ADDRESS)	134-4
Nashville, Tennessee (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee (CITY) (STATE) (ZIP)	32

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~~ XX I, Nellie E. Hudgins

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Joseph C. Hudgins, all my rights, title and interest in and to the hereinafter described land.

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:

Being Lot No. 215 on the Plan of Town Park Estates, of record in Book 3300, pages 64 and 65, Register's Office for said County, described as follows:

Beginning on the southwesterly margin of Citation Court at the corner of Lots Nos. 214 and 215; thence with the line between said two Lots, southwesterly 103 feet to the corner of lots No. 215 and 216; thence with the line between said two lots, southeastwardly 130 feet to the northwesterly margin of Citation Drive; thence with the same, northeasterly 78 feet to the beginning of a curve; thence around said curve with a radius of 25 feet , northwesterly 39.27 feet to the southwesterly margin of Citation Court; thence with the same, northwesterly 105 feet to the beginning.

Being the same property conveyed to Joseph C. Hudgins and wife, Nellie E. Hudgins, by deed from Manuel Construction Company of record in Book 3575, page 327, Register's Office for Davidson County, Tennessee.

This conveyance is pursuant to the property settlement made by the parties under Rule No. 61261, in the Divorce Decree of Fourth Circuit Court in Nashville, Davidson County, Tennessee, of record in Minutes Book 72A, page 55 of said Court.

This is ~~unimproved~~ improved (X) property, known as 1612 Citation Drive (House Number) (Street) Nashville, Tennessee (P. O. Address) (City or Town) 37210 (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 ~~my~~ this 15th day of September, 1971

Nellie E Hudgins

STATE TAX PAID $ 5.00

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, Hugh C. Howser, a Notary Public in and for said County and State, the within named Nellie E. Hudgins, unmarried

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 15 day of September 1971

Commission expires 5/12/74

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 (their several oaths) (his oath) acknowledged (themselves) (himself) 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 Nellie E. Hudgins

TO Joseph E. Hudgins

B 3071 1

IDENTIF. REFERENCE

SEP 16 11 00 AM '71

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

SEP 16	CONV	*5,000.00			
SEP 16	STAX		A*	13.00	
SEP 16	PRFEE		A*	.50	
SEP 16	RDEED		A*	4.00	* 17.50

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