BOOK 4996 PAGE 890

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

DEARBORN & EWING, ATTORNEYS, NASHVILLE, TENNESSEE

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Johnny R. & Potjaman T. Hudgens	Same	Map 39
(NAME)	(NAME)	
Old Hickory Boulevard		Parcel 161
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Whites Creek, TN		14D-12490
(CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

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, Albert Hutton and wife, Helen M. Hutton

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Johnny R. Hudgens and wife, Potjaman T. Hudgens

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 tract of land in the 14th, formerly 24th, Civil District of Davidson County, Tennessee, being part of the tract marked "Sold to R. D. Marshall" on the plan of the lands sold in the cause of Earthman vs. McCord, et al, under Rule No. 38136 of the Chancery Court of Nashville, a copy of the plan of said land being of record in Plan Book 3, page 16, of said Chancery Court, and also being known as Tract No. 7 (Lot 161) on the Map of the property known as the Bob Marshall Farm, not of record, and described according to a copy of a survey thereof by L. D. Justice, Surveyor, August 21, 1947, more fully described as follows:

Beginning at a point in the center line of Old Hickory Boulevard at the corner of Tracts 6 and 7 (Lots 162 and 161); thence with the center line of said boulevard north 61° 51' west 100 feet to the corner of Tracts 7 and 8 (Lots 161 and 160); thence with the line between said tracts north 28° 09' west 882 feet to the line of Tract 3; thence with the line of the same south 72° 03' east 104.4 feet to the corner of Tracts 6 and 7 (Lots 162 and 161); thence with the line between said tracts south 28° 09' east to the point of beginning, containing 2.04 acres, more or less.

Being part of the same real property conveyed to Albert D. Hutton and wife, Helen Hutton by deed from Ollie Mai Reed Martin, dated March 30, 1965, filed April 2, 1965, and recorded in Book 3876, page 258, Register's Office for Davidson County, Tennessee.

Albert Hutton is one and the same as Albert D. Hutton.

unimproved (X)
This is improved ( ) property, known as
(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 successors, assigns 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 our hand s this 13th day of February, 1976

Helen M. Hutton

Albert Hutton

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STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, Susan G. Paynter, a Notary Public in and for said County and State, the within named Albert Hutton and wife, Helen M. Hutton, 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 Nashville, Tennessee, this 13 day of Feb. 1976

Commission Expires: 4-16-78

Susan G. Paynter
Notary Public

STATE OF)

COUNTY OF)

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 purpose 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 day of , 19

My Commission Expires: _____

Notary Public

WARRANTY DEED

FROM
ALBERT HUTTON & WIFE HELEN M. HUTTON

TO
JOHNNY R. HUDGENS AND WIFE POTJAMAN T. HUDGENS

D 36089

IDENTIF. REFERENCE

FEB 13 2 57 PM '76

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TENN.

RETURN TO: Dearborn & Ewing
ATTORNEYS
NASHVILLE, TENN.

FEB13'76	CONV	*5,000.00			
FEB13'76	S'TAX		B*	13.00	
FEB13'76	PR'FEE		B*	.50	
FEB13'76	W'DEED		B*	4.00	* 17.50

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this conveyance is $ Five Thousand Dollars

(5,000.00)

X Johnny R Hudgens

Subscribed and sworn to before me this 13th day of February, 1976

My Commission Expires: 4-16-78

Susan G. Paynter
Notary Public