This Instrument Was Prepared By: Frazier & Faimon, Attorneys
200 Court Square Building
Nashville, Tennessee 37201

BOOK 5036 PAGE 416

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
KENNETH F. HUDGENS, ET UX	SAME	
(NAME)	(NAME)	75
309 WAUFORD DRIVE		
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	119 pt
NASHVILLE, TENN. 37211		
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of -----Eleven Thousand Seven Hundred Forty-Five ($11,745.00) & no/100---------- *Dollars,*

cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable considerations

We, RONALD L. BARGATZE and wife, MALINDA F. BARGATZE; and DOUG C. JONES and wife, MARY LUCILLE JONES

have this day bargained and sold, and do hereby transfer and convey unto the said

KENNETH F. HUDGENS and wife, MARY RUTH HUDGENS

their *(successors), heirs and assigns,*

certain real estate in Davidson County, Tennessee, as follows:

Land in the 4th Civil District of Davidson County, Tennessee, beginning at an iron pin located in the western right-of-way margin of Tulip Grove Road, said point being the southeast corner of Lot No. 6 of Ronald L. Bargatze and L. W. Neal Plat, not of record, and the northeast corner of the Julian G. Morgan property; thence south 63°00'37" west, 1044.81 feet to an iron pin; thence north 26°08'48" east, 152.0 feet to an iron pin; thence south 62°18'53" east, 1032.67 feet to an iron pin located in the western right-of-way of Tulip Grove Road; thence with right-of-way of said road south 20°55'11" west, 140.0 feet to the point of beginning.

Being the same property conveyed to Ronald L. Bargatze and Doug C. Jones by installment deed from L. W. Neal and wife, Lettie West Neal of record in Book 4700, Page 631, Register's Office for said County.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $11,745.00

Affiant

Subscribed and sworn to before me, this the 17th day of June 19 76

Notary Public

My commission expires 2/8/78

(Affix Seal)

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

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said KENNETH F. HUDGENS and wife, MARY RUTH HUDGENS their *(successors), heirs and assigns forever.* We *covenant that* we are *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.*

We *further covenant and bind* ourselves and our *heirs and representatives, to warrant and forever defend the title to said real estate to said* KENNETH F. HUDGENS and wife, MARY RUTH HUDGENS their *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness our hand s *this* 17th *day of* June, 19 76, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

RONALD L. BARGATZE

MALINDA F. BARGATZE

DOUG C. JONES

MARY LUCILLE JONES

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, *a Notary Public in and for said County and State,* RONALD L. BARGATZE, MALINDA F. BARGATZE, DOUG C. JONES, and MARY LUCILLE JONES

the within named bargainors, *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* 17th *day of* June, *19* 76.

Carolyn Hastings, *Notary Public*

Commission expires 2/8/78

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 .....

WARRANTY DEED

FROM

RONALD L. BARGATZE, ET UX, ET AL

TO

KENNETH F. HUDGENS, ET UX

D 54280

IDENTIF. REFERENCE

JUN 17 1 50 PM '76

REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

Chicago Title Insurance Company
First Floor — First American Center

Phone 255-4631
NASHVILLE, TENNESSEE 37238

JUN 17 76	CONV	11,745.00			
JUN 17 76	S'TAX		B*	30.42	
JUN 17 76	PR'FEE		B*	.50	
JUN 17 76	W'DEED		B*	4.00	* 34.92