6712 03/06 4.00- CASH

BOOK 5401 PAGE 787

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

John Neely Hudgins
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15 DAY OF August 19 78.

Kathleen Williams
Notary Public

MY COMMISSION EXPIRES: 4-28-80

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Leon Perry, Suite 610, Stahlman Bldg., Nashville, Tn. 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Betty Ann Hudgins (NAME)	same (NAME)	23 -
349 Lickton Pike (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	67
Goodlettsville, Tn. (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~~ I John Neely Hudgins, a single man,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Betty Ann Hudgins, provided if she sell this property during her lifetime, one half of net proceeds is to be paid to John Neely Hudgins
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:

Land in Davidson County, Tennessee, in the 10th, formerly the 22nd Civil District of said County, being part of Lot No. 5 on the Plan of the partition of the lands of John Cummings, deceased, described as follows:

Beginning at a black walnut tree 1/2 pole east of the southwest corner of a 30 acre tract upon which Mr. E.M. Galbreath formerly resided; thence North 1 degree 50' east 24.04 poles to a poplar tree; thence south 77^0 east 28 poles to a locust tree; thence south 87^0 east 43.50 poles to a point in the center of Lickton Pike in the said Galbreath south line; thence north 88^0 west 71.64 poles to the beginning, containing 10 acres, more or less.

Being the same property conveyed to John Neely Hudgins and wife Betty Ann Hudgins of record at page 432 of book 4798, Register's office of Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as ~~349 Lickton Pike, Goodlettsville, 37189~~
(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 15th day of August, 19 78

John Neely Hudgins

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, Robbie Williams, a Notary Public in and for said County and State, the within named John Neely Hudgins

the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Goodlettsville, Tennessee, this 15 day of Dec 19 78

Commission expires 4-28-80

Robbie Williams
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
John Neely HUdgins

TO
Betty Ann Hudgins

F. I. 6 9 5 9

IDENTIF. REFERENCE

MAR 6 9 36 AM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.