FORM NO. WD-1

BOOK 5816 PAGE 602

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $150,000.00

Kenneth L. Dudney
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF November, 19 81

Jo Ann Smith
Notary Public

MY COMMISSION EXPIRES: Feb. 24, 1983

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Jno. B. Cobb Jr. Attorney at Law Stahlman Bld
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kenneth L. Dudney (NAME)	Kenneth L. Dudney (NAME)	34-2-23
P. O. Box 332 (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 332 (STREET ADDRESS)	
Hendersonville, Tenn 37075 (CITY) (STATE) (P. O. ZIP)	Hendersonville, Tenn 37075 (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, Roy Conway Flowers, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Kenneth L. Dudney and wife, Barbara Dudney

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, being part of Lot 4 of W. J. Cude's Subdivision, as of record in Book 421, page 105, Register's Office for said County, described as follows:

Beginning at the southwest corner of Betty Elrod property in the north margin of Edgefield Junction Road; thence with said margin North 35 degrees 50 minutes West 54.0 feet to the beginning of a curve; thence with said curve to the right, (radius 25 feet) 30.0 feet to the easterly margin of Gallatin Pike (as widened); thence with said Pike, North 32 degrees 55 minutes East 134 feet to the center line of a creek, Clendenin's southwest corner; thence easterly, down the creek with the southerly line of the property conveyed to L. M. Clendenin in Book 2592, page 181, said Register's Office, 116 feet, more or less, to the line of Betty Elrod and Clendenin Southeast corner; thence with Betty Elrod's line South 44 degrees 05 minutes West 216.9 feet to the beginning.

Being the same property conveyed to Roy Conway Flowers, by deed from Amoco Oil Company, a Maryland Corporation, of record in Book 5477, page 586, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to Easement granted Metropolitan Government of Nashville and Davidson County, Tennessee, for Sanitary Sewers and/or storm Drainage, of record in Book 4224, page 224, said Register's Office; and Easement for flow of creek along the north line of the property.

This is unimproved ( ) improved (X) 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 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 4th day of November, 19 81

Roy Conway Flowers

Roy Conway Flowers, unmarried

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Roy Conway Flowers, unmarried

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 Nashville, Tennessee, this 4th day of November 19 81

Commission expires Feb. 12, 1983

Jo Ann Smith
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
Roy Conway Flowers, unmarried

TO
Kenneth L. Dudney and wife,
Barbara Dudney

G 6 7 2 4 8

IDENTIF. REFERENCE

Nov 6 2 27 PM '81

FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

6884 11/26 396.32- CHECK

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF BOOK 5816 PAGE 604

FOR

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

150000.00- CO
390.00 CO TX
.50 PRFEE
6.00 WDEED
CHECK 396.50-
6986A11/06/81 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G 6 7 2 4 8

IDENTIFICATION REFERENCE

Nov 6 2 27 PM '81

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 852141