1361

H.O. 2434

RUSH IDENTIF. REFERENCE

AUG 3 12 30 PM '82

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

FORM NO. WD-1

BOOK 5919 PAGE 393

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 2,500.00

Viva Adcock Hudgens
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF July, 19 82

Maria W. Batterworth
Notary Public

MY COMMISSION EXPIRES: 4-21-85

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
L. KENNETH JOHNSON, ATTORNEY, 600 Stahlman Building, Nashville, TN. 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Annie B. Nicholson (NAME)	same (NAME)	to be assigned
3186 Ivy Point Rd. (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Goodlettsville, Tn. 37072. (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, Viva Binkley Adcock Hudgens and husband, J. F. Hudgens,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Annie B. Nicholson

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 2nd Civil District of Davidson County, Tennessee, and being shown as Tract 2, as recorded in Plat Book 5800, Page 68, Register's Office Davidson County, Tennessee.

SAID Tract 2 begins at a point in the easterly margin of Ivy Point Road and a common corner with Tract 1; thence with the line between this tract and Tract 1, S.48° 27' 09" E. 264.66 feet to a point; thence S. 82° 24' 55" E. 325.09 feet to a point; thence S. 6° 06' 53" W. 165 feet to a point in the Wingo property of record in Book 5103, Page 872, Register's Office Davidson County, Tennessee; thence N. 87° 44' 45" W. 527.34 feet to a point in the Joseph Adcock property of record in Book 5482, Page 402, said Register's Office; thence N. 5° 57' W. 264.3 feet to a monument on the easterly margin of Ivy Point Road; thence following the margin of Ivy Point Road, N. 27° 33' E. 111.53 feet to the point of beginning and containing 2.85 acres, more or less.

BEING a portion of the same property conveyed Viva Binkley Adcock Hudgens by deed of record in Book _____, Page _____, Register's Office Davidson County, Tennessee.

NOTE: This property is conveyed subject to minimum building setback lines and all easements apparent and of record.

This is unimproved ( ) 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 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 hands this 2nd day of July, 19 82

Viva Binkley Adcock Hudgens — J. F. Hudgens

VIVA BINKLEY ADCOCK HUDGENS — J. F. HUDGENS

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 Viva Binkley Adcock Hudgens and husband, J. F. Hudgens,

the 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 Goodlettsville, Tennessee, this 2nd day of July, 1982.

Commission expires 4-21-85

Marie C. Butler
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

Viva Binkley Adcock Hudgens, et vir

TO

Annie B. Nicholson

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____ BOOK 5919 PAGE 395

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

2500.00- CO
6.50 CO TX
.50 PRFEE
6.00 WDEED
CHECK 13.00-
1361A08/03/82 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H.O. 2 4 3 4

IDENTIF. REFERENCE

AUG 3 12 30 PM '82

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 894783