Joseph Pitt
1st American BK
Nash. Tenn.

WARRANTY DEED

BOOK 6027 PAGE 792

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Odie Richard Fitzgerald and Wife, Tammy Jo Fitzgerald (NAME)	Same as New Owners (NAME)	16-78(10D 4285)
1974 Union Hill Road (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	16-86(10D 4290)
Goodlettsville, TN 37072 (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

For and in Consideration of the sum of ----------Forty-Five Thousand----------
----------($45,000.00)----------*DOLLARS*

We, William W. Hudgens, Thomas W. Hudgens, Maxine H. Ramsey and John M. Hudgens, being of lawful age and the heirs at law of the estate of Iona Binkley Hudgens, deceased,

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IDENTIF. REFERENCE

MAR 28 3 14 PM '83

FELIX Z. WILSON II REGISTER DAVIDSON COUNTY, TN

have bargained and sold, and by these presents do transfer and convey unto the said Odie Richard Fitzgerald and wife, Tammy Jo Fitzgerald, the Grantees herein, their *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

Tract One, Land in the 10th Civil District of Davidson County, Tennessee, according to a survey by John T. Alley, Surveyor, August 1, 1965.

Beginning at a stake in James Galbreath's north line, Carlos B. Binkley southwest corner and the southeast corner of this land; thence with a fence and the line of said Galbreath as follows: south 64° 00' west 59 feet; south 77° 50' west 152.5 feet to a stake on the west side of an open but unimproved road, a corner to said Galbreath in the line of Arthur Binkley; thence with the lines of said Binkley and Charles L. Wingo north 6° 30' east 2,737 feet to a stone in a poplar stump, a corner to Robert Galbreath and L. B. Cuffman, Jr., in the line of said Wingo; thence with the line of said Galbreath and Cuffman. south 84° 40' east 160 feet to a stake, a corner to aforesaid Carlos B. Binkley in the line of said Galbreath and Cuffman; thence with the line of said Binkley south 5° 40' west 2,661 feet to the beginning, containing 11.02 acres, more or less.

A 30 foot right-of-way to this property is provided across the land of Carlos B. Binkley, E. K. Binkley, F. R. Binkley and Mrs. Mable B. Dalton.

Being a portion of the same property devised to Iona Binkley Hudgens by will from Thomas Buford Binkley of record in Will Book 118, Pages 708-709, in the Probate Court for Davidson County, Tennessee, and now vested in William W. Hudgens, surviving spouse, and Maxine H. Ramsey, John M. Hudgens, and Thomas W. Hudgens, surviving children of Iona Binkley Hudgens who died intestate on December 19, 1979, as evidenced by the Affidavit of Heirship of record in Book 5851, Pages 471-473, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 45,000.00

Subscribed and sworn to before me, this the 23rd day of March 19 83

Odie Richard Fitzgerald
Affiant

My commission expires: 4/5/84 (Affix Seal)

Mary Ensey
Notary Public

Tract Two, land in the 10th Civil District of Davidson County, Tennessee, according to a survey by John T. Alley, Surveyor, August 1, 1965.

Beginning at a stake in James Galbreath's north line, E. K. Binkley's southwest corner and the southeast corner of this land; thence with a fence and the line of said Galbreath as follows: south 72° 20' west 100 feet; south 69° 15' west 107 feet to a stake, a corner to T. B. Binkley in the line of said Glabreath; thence with the line of said T. B. Binkley north 5° 40' east 2,661 feet to a stake a corner to said Binkley in the line of Robert Galbreath and L. B. Cuffman, Jr.; thence with the line of said Galbreath and Cuffman south 84° 40' east 156.5 feet to a stake, a corner to aforesaid E. K. Binkley in the line of said Galbreath and Cuffman; thence with the line of said E. K. Binkley south 5° 15' west 2,575 feet to the beginning, containing 10.58 acres more or less.

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This property is subject to a 30 foot right-of-way easement across the south end of said property providing ingress and egress to the property of T. B. Binkley. The south property line shall be the south line of the easement with the north line of said easement being 30 feet at a right angle from said south line. A 30 foot right-of-way easement is provided for this land across the lands of E. K. Binkley, F. R. Binkley and Mrs. Mable B. Dalton.

Being a portion of the same property devised to Iona Binkley Hudgens by will from Thomas Buford Binkley of record in Will Book 118, Pages 708-709, in the Probate Court for Davidson County, Tennessee, and now vested in William W. Hudgens, surviving spouse, and Maxine H. Ramsey, John M. Hudgens, and Thomas W. Hudgens, surviving children of Iona Binkley Hudgens who died intestate on December 19, 1979, as evidenced by the Affidavit of Heirship of record in Book 5851, Pages 468-470, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 1974 Union Hill Road, Goodlettsville, Tennessee 37072
(House Number) (Street) P. O. Address: (City or Town)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Odie Richard Fitzgerald and wife, Tammy Jo Fitzgerald, their *heirs and assigns, forever.*

And we *do covenant with the said* Odie Richard Fitzgerald and wife, Tammy Jo Fitzgerald *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.*, except as noted herein, and 1983 taxes which are prorated and assumed by the purchasers.

And we, William W. Hudgens, Maxine H. Ramsey, John M. Hudgens and Thomas W. Hudgens *do further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to the said land to the said* Odie Richard Fitzgerald and wife, Tammy Jo Fitzgerald their *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness our *hand*s *this* 23rd *day of* March, *19*83., *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

William W. Hudgens by Clark Heathcott, attorney in fact
WILLIAM W. HUDGENS

Maxine H. Ramsey
MAXINE H. RAMSEY

John M Hudgens
JOHN M. HUDGENS

Thomas W. Hudgens
THOMAS W. HUDGENS

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Personally appeared before me, Mary Emsley, *a Notary Public in and for said County and State, the within named* Thomas W. Hudgens, Maxine H. Ramsey and John M. Hudgens

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* 23rd *day of* March, *19* 83.

Mary Emsley, *Notary Public.*

Commission Expires 4/8/84.

NOTARY PUBLIC STATE OF TENNESSEE AT LARGE

STATE OF.....
COUNTY OF.....

Personally appeared before me, ..., *a Notary Public in and for said County and State, the within named*.....

the bargainor....., with whom I am personally acquainted, and who acknowledged that..... *executed the within instrument for the purposes therein contained.*

Witness my hand and official seal at....., *this*..... *day of*....., *19*.....

....., *Notary Public.*

Commission Expires.....

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.....

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 23rd day of March, 1983, before me personally appeared CLEVE WEATHERS, to me known to be the person who executed the foregoing instrument in behalf of WILLIAM W. HUDGENS and acknowledged that he executed the same as the free act and deed of said WILLIAM W. HUDGENS.

My Commission Expires: 4/8/84

Mary Emsley
Notary Public

OFFICIAL RECEIPT

FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

BOOK 6027 PAGE 795

RECEIVED OF

FOR

CO -CONVEYANCE
MO -MORTGAGE
WD -WARRANTY DEED
TD -TRUST DEED

CC -CERTIFIED COPY
REL -RELEASE
UCC -UNIFORM COMMERCIAL CODE

MISC -MISCELLANEOUS
COTX -STATE TAX CONVEY
MOTX -STATE TAX MORT
PRFEE -PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			45000.00-	CO
			117.00	CO TX
			.50	PRFEE
			9.00	WDEED
				CHECK 126.50-
			6260A03/28/83	BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 3 8 5 5 9

IDENTIF. REFERENCE

MAR 28 3 15 PM '83

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 938123