Box 37
BAS

THIS INSTRUMENT PREPARED BY:
DEAN ROBINSON, ATTORNEY
225 Lebanon Road - Box 425
Mt. Juliet, TN 37122

BOOK 6617 PAGE 882

ADDRESS NEW OWNER:
Kenneth F. Hudgens, et al
908 Tulip Grove Road
Hermitage, TN 37076

SEND TAX BILLS:
-SAME-

MAP-PARCEL:
Map 75
Parcel 76
4D-03200.

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, DEAN ROBINSON, TRUSTEE, with full power to sell, transfer, convey, mortgage or encumber without the joinder of any beneficiary, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto KENNETH F. HUDGENS and DOUGLAS C. JONES, as tenants-in-common, 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 situated and lying in the 4th Civil District of Davidson County, Tennessee and described as follows:

Bounded on the northwest by Chandler Road; northeast by Mary F. Taylor, et al and Kenneth F. Hudgens, et ux; east by Tulip Grove Road; and south by Johnnie O. Withers, et ux and W. G. Sadler, et ux and containing 46 acres, more or less and being all of the property shown on Tax Map 75, Parcel 76, in the Assessor Property's Office for Davidson County, Tennessee.

Being the same property conveyed to Dean Robinson, Trustee, by virtue of a deed from John T. Gwin, Trustee, as of record in Book 6389, page 955, Register's Office for Davidson County, Tennessee.

The above described property is conveyed subject to the Benson Family Cemetery with ingress and egress to said cemetery. The above described property is also conveyed subject to any temporary water lines located on said property which is being used by other parties.

This is unimproved property known as Chandler Road, Hermitage, Tennessee, 37076.

This conveyance is made subject to all restrictions and easements of record, or which a visual inspection of the property would reveal.

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

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 30th day of ~~August~~ July, 1985.

Dean Robinson, Trustee
DEAN ROBINSON, TRUSTEE

STATE OF TENNESSEE)
COUNTY OF ~~WILSON~~ Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Dean Robinson, Trustee,** the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within Warranty Deed for the purposes therein contained.

Witness my hand and official seal at ~~Mt. Juliet~~ Davidson County, Tennessee, this the 30th day of ~~August~~ July, 1985.

Bruce A. Saunders
NOTARY PUBLIC

My Commission Expires: My Commission Expires Nov. 1, 1987

STATE OF TENNESSEE)
COUNTY OF ~~WILSON~~ Davidson)

The actual consideration or value, whichever is greater, for this transfer is $193,500.00

Kenneth F. Hudgens
AFFIANT

Subscribed and sworn to before me this 30th day of ~~August~~ July, 1985.

Bruce A. Saunders
NOTARY PUBLIC

My Commission Expires: My Commission Expires Nov. 1, 1987

J 2 4 8 2 2
IDENTIF. REFERENCE
JUL 30 3 41 PM '85
FELIX A. WILSON II REGISTER
DAVIDSON COUNTY TENN.

OFFICIAL RECEIPT

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

RECEIVED OF_____

FOR_____

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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

193500.00- CAPT.
503.10 CSTAX
.50 PRFEE
6.00 MDEED
CHECK 509.60-
2589A07/30/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

J 2 4 6 2 2

IDENTIF. REFERENCE

JUL 30 3 41 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 158672