mail

This Instrument Prepared By:
Richard M. Davenport, Attorney
Suite 201, Arena Place
2001 Charlotte Avenue
Nashville, TN 37203

Address of New Owner(s)	Send Tax Bills to:	Map-Parcel No.:
Billy R. Jones et ux	Same	Part of 75-76
3384 Mimosa Drive		
Nashville, TN 37211		

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, KENNETH F. HUDGENS and wife, DOUGHLAS C. JONES (the "Grantor") has this day bargained and sold, and does hereby transfer and convey to BILLY R. JONES and wife, DARLINDA H. JONES (the "Grantees"), their heirs, successors, and assigns, the following described land in Davidson County, Tennessee, to-wit:

> BEING a portion of a parcel of land situation in the 4th Civil District of Nashville, Davidson County, Tennessee, said parcel being the Kenneth F. Hudgens and Doug Jones property as of record in Deed Book 6617, page 882, Register's Office for Davidson County, Tennessee, and also being a portion of Lot No. 7 of an unrecorded survey of Dale & Associates, Surveyors; dated July 26, 1985, described as follows:
>
> BEGINNING at a concrete monument situated in the northerly margin of Tulip Grove Road (50' R.O.W.) said point also being situated along the south easterly property line of the property herein described:
>
> THENCE, along said northerly margin of Tulip Grove Road, a curve with a radius of 1089.31 feet and a length of 83.01 feet to a point; thence, N 60 deg. 44' 39" W, a distance of 246.71 feet to a point; thence, N 88 deg. 55' 22" W, a distance of 763.91 feet to a point; thence, N 12 deg. 07' 03" E, a distance of 435.36 feet to a point; thence S 63 deg. 21' 10" E, a distance of 1031.23 feet to a point; thence, S 20 deg. 54' 13" W, a distance of 20.86 feet to the point of beginning and containing 5.12 acres of land more or less.
>
> BEING the same property conveyed to Kenneth F. Hudgens and Douglas C. Jones by Deed of record in Book 6617, page 882, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to 1986 property taxes, which have been prorated and assumed by the Grantees.

This is unimproved property.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantees and their heirs, successors and assigns, forever.

AND Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as herein set out. Grantor further covenants and binds itself, its successors and assigns to warrant and forever defend the title to said real estate to said Grantees, their heirs, successors and assigns against the lawful claims of all persons.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the Grantor has executed this instrument on this 24th day of June, 1986.

Kenneth F. Hudgens
KENNETH F. HUDGENS

Douglas C. Jones
DOUGLAS C. JONES

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 24th day of June, 1986, before me personally appeared Kenneth F. Hudgens and Douglas C. Jones, to me known or proved to me on the basis of satisfactory evidence, to be the same persons described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be their free act and adeed.

Witness my hand and official seal.

My Commission Expires:
11-1-87

Richard M. Dampeer
NOTARY PUBLIC

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $35,000.00.

Douglas C. Jones
AFFIANT

SUBSCRIBED TO AND BEFORE ME, THIS
24th DAY OF June, 1986.

Richard M. Dampeer
NOTARY PUBLIC

My Commission Expires: 11-1-87

14187

IDENTIFICATION

JUN 25 1 43 PM '86

REGISTER'S OFFICE
DAVIDSON COUNTY, TN

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

RECEIVED OF _____

FOR _____

BOOK 6897 PAGE 500

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

35000.00- CONV
91.00 CSTAX
.50 PRFE
6.00 MDE
CHECK 97.50-
9824A06/25/86 BAL .0

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

14187

IDENTIFICATION REFERENCE

JUN 25 1 43 PM '86

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN

No. 263315