3ex 12
21C 318791

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

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Address of New Owner(s):
Charles L. Stevens et ux
1613 RACHELS RETREAT CIRCLE
HERMITGAGE, TN 37076

SEND TAX BILLS TO:
SAME

Map-Parcel No.:
Part of 75-76

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 DOUGLAS C. JONES (the "Grantor") has this day bargained and sold, and does hereby transfer and convey to CHARLES L. STEVENS and wife, AMY F. STEVENS (the "Grantees"), their heirs, successors, and assigns, the following described land in Davidson County, Tennessee, to-wit:

LAND in the 4th Civil District of Davidson County, Tennessee, being Lot No. 9 on the unrecorded survey of Dale and Associates, Inc., Surveyors, dated July 26, 1985, fully described as follows:

BEGINNING at a point situated in the westerly margin of Tulip Grove Road, (50' R.O.W.) said point also being the easterly corner of the property herein described: thence, along said westerly margin of Tulip Grove Road, a curve with a radius of 1089.31 feet and a length of 75.00 feet to a point; thence, South 85 degrees 44' 28" West, a distance of 1023.86 feet to a point; thence North 12 degrees 07' 03" East, a distance of 290.00 feet to a point; thence South 88 degrees 55' 22" East, a distance of 763.91 feet to a point; thence South 60 degrees 44' 39" East, a distance of 246.71 feet to the point of beginning and containing 5.14 acres of land, more or less.

BEING part of the same property conveyed to Kenneth F. Hudgens and Douglas C. Jones by Deed from Dean Robinson, Trustee, of record in Book 6617, page 882, Register's Office for Davidson County, Tennessee.

This is unproved property known as Lot No. 9, Chandler Raod, Nashville, Davidson County, Tennessee.

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 31st day of December, 1986.

Kenneth F. Hudgens
KENNETH F. HUDGENS

Douglas C. Jones
DOUGLAS C. JONES

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 31st day of December, 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 person(s) described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be their free act and deed.

Witness my hand and official seal.

My Commission Expires:

11-1-87

Richard M. Dawson
NOTARY PUBLIC

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $45,500.00.

Kenneth F Hudgens
AFFIANT

SUBSCRIBED TO AND BEFORE ME, THIS
31st DAY OF December, 1986.

Richard M. Dawson
NOTARY PUBLIC

My Commission Expires: 11-1-87

80189

IDENTIFICATION

JAN 5 3 55 PM '87

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
			4550[illegible] CA1T 127.40 STAX .50 PRFEE 6.00 WDTF CHECK 138.90-1 52[illegible]/05/87 BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

80169

IDENTIFI REFERENCE

JAN 5 3 56 PM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 30862