BOX 58/R.O.D.C.

STATE OF TENNESSEE
COUNTY OF Davidson }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 173,000.00

Thomas Terry Beene
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF June, 1991

Notary Public

MY COMMISSION EXPIRES: 11/29/93

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY BOOK 8374 PAGE 729

Settles & Associates, 631 2nd Avenue South, Suite 3F, Nashville, TN 37210

NAME	ADDRESS	
ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILL TO:	MAP-PARCEL NUMBERS
Thomas Terry Beene	NEW OWNER	MAP 75
(NAME) 908 Tulip Grove Road	(NAME) 908 Tulip Grove Road	PARCELS 119-147-148
(STREET ADDRESS OR ROUTE NUMBER) Hermitage, TN 37076	(STREET ADDRESS) Hermitage, TN 37076	
(CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (P.O. 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, Kenneth F. Hudgens and wife, Mary Ruth Hudgens

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Thomas Terry Beene and wife, Connie Parker Beene

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 in Davidson County, Tennessee, described according to a survey prepared by Dale and Associates, Inc., of 631 West Iris Dr., Nashville, Tn 37204, dated June 23, 1987, No. 85191, described as follows:

Beginning at a point on the westerly margin of Tulip Grove Road at the Northeast corner of the property conveyed to Billy R. Jones of record in Book 6897, page 498, Register's Office for Davidson County, Tennessee, thence with the Northwest line of the Billy R. Jones property N 63 degrees 21 minutes 10 seconds W 1031.23 feet to a point; thence N 12 degrees 07 minutes 03 seconds E 90.00 feet to a point; thence N 26 degrees 08 minutes 48 seconds E 152.00 feet to a point; thence S 62 degrees 18 minutes 53 seconds E 857.22 feet to a point; thence S 68 degrees 35 minutes 26 seconds E 174.23 feet to a point in the Easterly margin of Tulip Grove Road; thence with the margin of Tulip Grove Road S 20 degrees 55 minutes 11 seconds W 159.18 feet to a point; thence continuing with the margin of Tulip Grove Road S 20 degrees 54 minutes 13 seconds West 90.00 feet to the point of beginning.

Being part of the same property conveyed to Kenneth F. Hudgens and wife, Mary Ruth Hudgens by deeds of record in Book 5038, page 416; Book 6617, page 882; Book 7364, page 988, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the Restrictive Covenants of record in Book 6680, page 976 and easements of record in Book 6327, page 664, Register's Office for Davidson County, Tennessee. Subject to 1991 County Taxes, a lien not yet due and payable.

unimproved ( )
This is improved (X) property, known as 908 Tulip Grove Road (House Number) (Street) Hermitage, TN 37076 (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 hand s this 12th day of June, 19 91

Kenneth F. Hudgens
Kenneth F. Hudgens

Mary Ruth Hudgens
Mary Ruth Hudgens

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STATE OF TENNESSEE
County of Davidson
Personally appeared before me, Kenneth F. Hudgens and wife, Mary Ruth Hudgens,
with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 12th day of June, 19 91

Commission expires 11/27/93

Notary Public

THOMAS CITRELL KENNETH NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

STATE OF TENNESSEE
County of _____
Personally appeared before me, _____,
with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the _____ of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this _____ day of _____, 19____.

Commission expires _____

Notary Public

WARRANTY DEED

FROM

Kenneth F. Hudgens and wife, Mary Ruth Hudgens

Hudgens

TO

Thomas Terry Beene and wife, Connie Parker

Beene

Prepared by: Settles & Associates
631 2nd Avenue South, Ste. 3F
Nashville, TN 37210

22306

FILED JUL 11 03 PM '91

3980 06/14 0101 03CHECK 577.90



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 TAX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TAX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

CAMT
173000.00
MOR TX 570.90
RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK
MOR TX 570.90-
CON TX 570.90
PRFEE 1.00
WDEED 6.00
TOTAL 577.90
CHECK 577.90

06/14/91 01 11:06 0001 3980

22366.

IDENTIFICATION REFERENCE

JUN 14 11 03 AM '91

No. 431024