0082781

REFERENCE BOOK 9741 PG 477

95 JUL 27 AM 8:28

REGISTER

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $60,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF JULY, 1995.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 3-21-98

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
STATE TITLE, INC., 107 POINT EAST DRIVE, NASHVILLE, TN 37216

5202 07/27 0101 03CHECK 231.00

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
ROY F. CLENDENI ET AL 307 SOUTH MAIN GOODLETTSVILLE, TN 37072	NEW OWNER	18.12 83

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,

TOMMY HUDDLESTON AND WIFE, PEGGIE HUDDLESTON

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

ROY F. CLENDENI AND WILLIAM R. WILSON

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:

A tract of land in the old Tenth Civil District of Davidson County, Tennessee, being Lot 4 on the Plan of Amended Jackson Park Subdivision, of record in Book 6900, page 745, R.O.D.C., Tenn., more particularly described as follows:

Beginning at an iron pin set on the east right-of-way line of Dickerson Pike, southwardly along the right-of-way line 519.29 feet from its intersection with the southwesterly right-of-way line of CSX Railroad; said iron pin is the southwest corner of the herein described tract; thence,

1. Northwardly with the east right-of-way line of Dickerson Pike and a curve to the right having a radius of 2045.00 feet, a distance of 102.27 feet to an iron pin set; said curve has a chord bearing and distance of N 8 deg. 04' 00" W, 102.26 feet; thence,
2. With a line severing the property of H. B. Jackson and Rubye Jackson, as recorded in Deed Book 1320, page 400, and Deed Book 2273, page 595, R.O.D.C., Tennessee, N 85 deg. 06' 48" E. 267.63 feet to an iron pin set; thence,
3. S 7 deg. 08' 06" E. 80.00 feet to an iron pin set; thence,
4. S 80 deg. 20' 03" W, 266.02 feet to the point of beginning.

Being the same property conveyed to Tommy Huddleston and wife, Peggie Huddleston by Installment Deed of Harry B. Jackson and wife, Rubye P. Jackson, of record in Book 7350, page 78, Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

1) 1995 TAXES AND SUBSEQUENT YEARS.
2) ANY AND ALL RESTRICTIONS, CONDITIONS, AND EASEMENTS OF RECORD.
3) ALL MATTERS AS SHOWN ON THE PLAT OF RECORD IN BOOK 6900, PAGE 475, SAID REGISTER'S OFFICE INCLUDING BUT NOT LIMITED TO AN ACCESS EASEMENT ACROSS THE FRONT 25' AND AN ENCROACHMENT OF EXISTING BUILDING AS SHOWN ON PLAT.
4) EASEMENT FOR SANITARY SEWERS TO THE CITY OF GOODLETTSVILLE OF RECORD IN BOOK 4805, PAGE 903, SAID REGISTER'S OFFICE.
5) EASEMENT FOR SANITARY SEWERS TO THE CITY OF GOODLETTSVILLE OF RECORD IN BOOK 4956, PAGE 175, SAID REGISTER'S OFFICE.

This is unimproved property known as: LOT 4 OF JACKSON PARK SUBDIVISION, GOODLETTSVILLE, TN
(House Number) (Street) (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 21st day of JULY, 1995.

TOMMY HUDDLESTON

PEGGIE HUDDLESTON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, TOMMY HUDDLESTON AND WIFE, PEGGIE HUDDLESTON, with whom I am personally acquainted, or whose identity was proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 12 day of JULY, 1995.

NOTARY PUBLIC

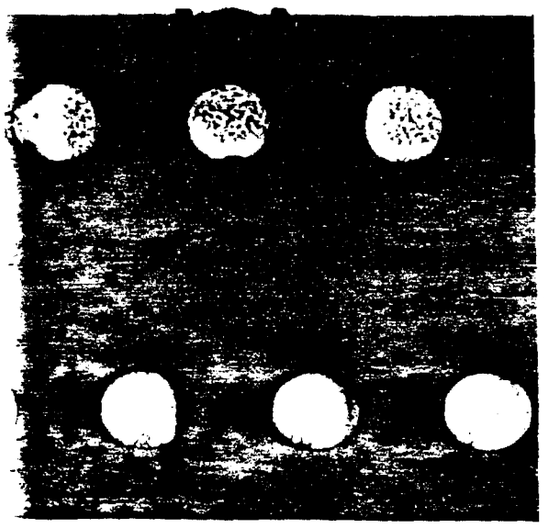
My Commission Expires: 3-21-98

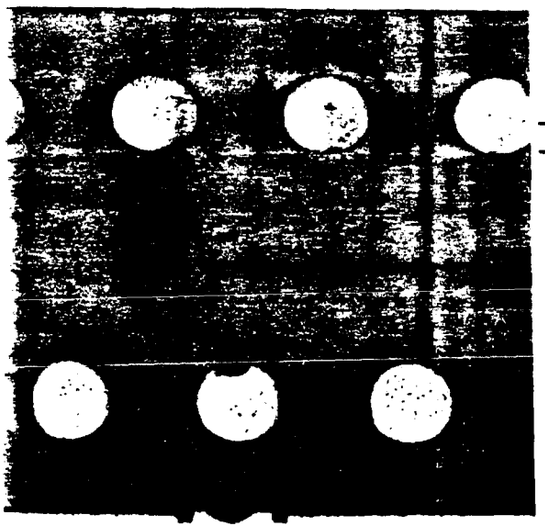
AFTER RECORDING, RETURN TO:
STATE TITLE, INC.
107 POINT EAST DRIVE
NASHVILLE, TN 37216

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE





RECEIVED OF _____

FOR _____

BOOK 9741 PG 479

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
			CAMT 60000.00	
			CON TX 222.00	
			PRFEE 1.00	
			WDEED 8.00	
			TOTAL 231.00	
			CHECK 231.00	
07/27/95	01	08:30	0001 5202	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0082781
IDENTIF. # REFERENCE

95 JUL 27 AM 8:28

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 934263