BOOK 11423 PG. 402

47

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 156,225.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF March, 19 99

Notary Public

MY COMMISSION EXPIRES: 11-27-99
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
CASTLEMAN & GREENE, PLLC, 110 Glandy Square, Suite 112, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Bennett F. Bratcher (NAME)	GMAC Mortgage Corporation (NAME)	MAP 17
6070 Lickton Pike (ADDRESS)	100 Witmer Road, P.O. Box 963 (ADDRESS)	PARCEL 237
Goodlettsville, TN 37072 (CITY) (STATE) (ZIP)	Horsham, PA 19044 (CITY) (STATE) (ZIP)	

FOR AND 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, Annabel G. Hudgins, Unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Bennett F. Bratcher and wife, Deborah R. Bratcher

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 Tenth Civil District of Davidson County, Tennessee, and described according to a survey prepared by Dewayne Caldwell dated April 4, 1977: Beginning at an iron pin in the North right-of-way of Lickton Pike, same being 51.48' West of the Southwest corner of Lakewood Farm Road as recorded on plat book 4860, page 102, Register's Office for Davidson County, Tennessee, and being the Southeast corner of the herein described tract, thence along the right-of-way along a curve with a radius of 1525.97 feet for a distance of 275.00 feet to an iron pin, thence N 42° 31' 41" W 410.82 feet to an iron pin, thence N. 78° 37' 23" E. 449.39 feet to an iron pin, thence S 40° 14' 00" E 151.14 feet to an iron pin, thence S. 00° 30' 00" W. 184.37 feet to the point of beginning, containing 3.02 acres, more or less.

Being the same property conveyed to Russell M. Hudgins and wife, Annabel G. Hudgins by deed from Charles V. Glaser and wife, Beverly A. Glaser, of record in Book 5137, Page 445, Register's Office for Davidson County, Tennessee. The said Russell M. Hudgins having since died on November 1, 1990 in Davidson County, Tennessee. Russell M. Hudgins being one and the same person as Russell Meadows Hudgins.

05711705

IDENTIFICATION & REFERENCE

99 APR -8 AM 10:47
REGISTER
DAVIDSON COUNTY, TN.

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

unimproved ( )
This is improved (X) property, known as 6070 Lickton Pike, Goodlettsville, TN 37072
(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 my hand this 30th day of March, 19 99

X Annabel G. Hudgins
Annabel G. Hudgins

DCTN01W 12/88 First Data Systems, Inc. 1-800-626-5427

BOOK 11423 PG. 403

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Annabel G. Hudgins

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Goodlettsville, Tennessee, this 30th day of March, 99.

Commission expires 4-2-99

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____ .

My commission expires _____

Notary Public

96% 04/08 0101 03CHECK 589-03

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11423 PG. 404

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	CFEE - COMPUTER FEE	PRFEE - PROBATE FEE

0571705

IDENTIFICATION REFERENCE

99 APR -8 AM 10:47

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

CAMT	156225.00
CON TX	578.03
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	589.03
CHECK	589.03

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

04/08/99 01 10:52 0001 9694

No. 1448705