WARRANTY DEED

BOOK 11531 PAGE 853

ELS-99-2474

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 157,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF May 19 99

Notary Public

MY COMMISSION EXPIRES: 3/23/2002
(AFFIX SEAL)

1310 Memorial Blvd., Springfield, TN 37172
122 Heritage Park Dr., Ste. 200, Murfreesboro, TN 37129
100 Hazel Path, Suite A, Hendersonville, TN 37075

THIS INSTRUMENT WAS PREPARED BY
EDWARD SEDDON, ATTORNEY
4733 Andrew Jackson Pkwy. #1-C, Hermitage, TN 37076
1187 Vultee Boulevard, Nashville, TN 37217

557 Sam Ridley Pkwy. W, Suite A, Smyrna, TN 37167
155 Franklin Rd., Suite 150, Brentwood, TN 37027
1885-C Ft. Campbell Boulevard, Clarksville, TN 37042

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jeffery M. Hudgins	Columbia National Incorporated	MAP 21
(NAME)	(NAME)	
165 Babbs Drive	P.O. Box 3050	GROUP 00-0
(ADDRESS)	(ADDRESS)	
Joelton, TN 37080	Columbia, MD 21045-6050	PARCEL 76
(CITY) (STATE) (ZIP)	(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, Mark C. Morrow and wife, Elizabeth A. Morrow

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jeffery M. Hudgins and wife, Carol P. Hudgins

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, being Lot No. 9 on the unrecorded William Gifford Subdivision tract in the 14th Civil District of Davidson County, Tennessee, described according to a survey by Brian Rainey, #823, known as Job No. 80-247, as follows:

Lot No. 9 begins at a point in the center of a privately maintained road at the common boundary between Lots 8 and 9; thence southeasterly south 08 degrees 34' 13" east 779.60 feet along said common boundary to a point in the southerly boundary of said tract; thence northeasterly along the southerly boundary north 57 degrees 46' 15" east 189.15 feet to a point; thence north 37 degrees 49' 12" east 159.26 feet to a point; thence north 82 degrees 35' 38" east 60.55 feet to a point at the common boundary of Lots 9 and 10; thence northwesterly along said common boundary north 10 degrees 27' 02" west 528.87 feet to a point in the common boundary between Lots 9 and 10 located in the center of a privately maintained road; thence northwesterly along the center of said road south 63 degrees 46' 56" west 621.82 feet to a point; thence north 66 degrees 20' 45" west 196.64 feet to a point; thence 571 degrees 03' 23" west 107.28 feet to the point of beginning, containing 5.15 acres, more or less.

Being the same property conveyed to Mark C. Morrow and wife, Elizabeth A. Morrow by deed from James R. Brown and Cindy D. Brown of record in Deed Book 8727, page 635, Register's Office for said County.

Subject to Dedication of Easement for Roadway, Public Utility and Anchor Easements of record in Book 6818, Page 856.

0940 06/17 0101 03CHECK 591.50

CONTINUED

unimproved ( )
This is improved (X) property, known as 165 Babbs Drive, Joelton, TN 37080
(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 28th day of May 19 99

Mark C. Morrow

Elizabeth A. Morrow

Elizabeth A. Morrow

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 11531 PAGE 854

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Mark C. Morrow and wife, Elizabeth A. Morrow

the bargainor s, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Hermitage, Tennessee, this 28th day of May 19 99.

Commission expires 5/23/2003

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

Continued Legal description:

Roadway agreement of record in Book 6697, Page 795.

Easement to Tennessee Natural Gas Lines, Inc. of record in Book 1357, Page 70, and in Book 2638, Page 429.

This conveyance is subject to any and all existing easements and restrictions of record.

99 JUN 17 AM 10:00

MAIL ENV.

0600925

RETURN TO:
CUMBERLAND TITLE COMPANY

- ☐ 100 Hazel Path, Suite A, Hendersonville, Tennessee 37075
- ☐ 1187 Vultee Boulevard, Nashville, Tennessee 37217
- ☐ 1310 Memorial Boulevard, Springfield, Tennessee 37172
- ☐ 1885-C Ft. Campbell Boulevard, Clarksville, Tennessee 37042
- ☐ 122 Heritage Park Dr., Ste. 200, Murfreesboro, Tennessee 37130
- ☒ 4733 Andrew Jackson Pkwy. #1-C, Hermitage, Tennessee 37076
- ☐ 557 Sam Ridley Pkwy W., Suite A, Smyrna, Tennessee 37167
- ☐ 155 Franklin Road, Suite 150, Brentwood, Tennessee 37027

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____ BOOK 11531 PAGE 855

FOR _____

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

0600925

INSTRUMENT REFERENCE

99 JUN 17 AM 9:59

REGISTER
DAVIDSON COUNTY, TN.

CAMT	
	157000.00
CON TX	580.90
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	591.90
CHECK	591.90

06/17/99 01 10:03 0001 0940

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1479534