1973

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WARRANTY DEED Form 1001 **Published by Tennessee Title Company**

For and in consideration of the sum of $ 10.00 **DOLLARS**

Ten and No/100ths - - - - - - - cash in hand paid by Robert Lee Ray, Jr. and wife, Edna Mae Ray, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, and the further considerations that the grantees herein hereby assume and agree to pay the unpaid principal balance of a note dated September 12, 1946 executed by James G. Landers and wife, and secured by a deed of trust to Marvin K. Barry, Trustee, of record in book 1421, page 48, Register's Office for Davidson County, Tennessee,

we, James M. Hudson and wife, Thelma M. Hudson **have bargained and sold, and by these presents do transfer and convey unto the said** Robert Lee Ray, Jr. and wife, Edna Mae Ray their **heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:**

Being Lot No. 22 of Block "D" on the Map of Woodbine Courts, Part Two, note of record, and described according to a copy of a survey thereof by Blanchard & Parrish, Engineers, as follows:

Beginning at a point in the southerly margin of Tanksley Avenue, at the common corner of Lots Nos. 21 and 22; thence with the line between said lots, southerly 156.5 feet to a point in the line of Lot No. 8; thence with the line between Lot No. 22 and Lots Nos. 8 and 7, 96.1 feet to a point, the corner of Lots Nos. 22 and 23; thence with the line between said lots, northerly 156.5 feet to the south margin of Tanksley Avenue; thence with the margin of the said Avenue, 96.1 feet to the point of beginning.

Being the same property conveyed to James M. Hudson and wife, Thelma M. Hudson, by deed from James G. Landers and wife, of record in book 1682, page 339, Register's Office for said County.

This conveyance is made subject to restrictions of record in book 1163, page 441 and a 35-foot building line from Tanksley Avenue, and a 10-foot easement along the rear of the lot for public utilities.

Taxes for 1951 have been pro rated and assumed by grantees.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Robert Lee Ray, Jr. and wife, Edna Mae Ray their **heirs and assigns, forever.**

And we **do covenant with the said** Robert Lee Ray, Jr. and wife, Edna Mae Ray **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.** except as herein set out.

And we, James M. Hudson and wife, Thelma M. Hudson **do further covenant and bind** ourselves, our **heirs and representatives, to warrant and forever defend the title to the said land to the said** Robert Lee Ray, Jr. and wife, Edna Mae Ray their **heirs and assigns against the lawful claims of all persons, whomsoever.**

Witness our **hand** s **this** 12th **day of** May **, 19**51.

James M Hudson
James M. Hudson

Thelma M. Hudson
Thelma M. Hudson

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Ross V. Dunn **, a Notary Public in and for said County and State, the within named** James M. Hudson and wife, Thelma M. Hudson **the bargainors, with whom I am personally acquainted, and who acknowledged that** they **executed the within instrument for the purposes therein contained. Witness my hand and official seal at** Nashville **, Tennessee, this** 12th **day of** May **, 19**51

Commission expires April 10 1954

Ross V Dunn
Notary Public

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