K 2277

WARRANTY DEED

For and in consideration of the sum of Six Hundred Twenty-one and no/100 ($621.00) DOLLARS

cash in hand to us paid by Oscar J. Hudgins and wife Mary A. Hudgins, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, we, Horace S. Broyles and wife Omie Louise Broyles

have bargained and sold, and by these presents do transfer and convey unto the said Oscar J. Hudgins and wife Mary A. Hudgins, 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. 17 on the Map of Cloverdale Subdivision as of record in Book 2133, page 9, Register's Office for Davidson County, Tennessee and described as follows:

Beginning at a point in the northwesterly margin of Wanda Drive at the common corner of lots 17 and 18; thence with the line between lots 17 and 18 369 feet in a northwesterly direction to a point, the common rear corner of lots 17 and 18; thence 81 feet N. 30 deg. 10' east to a point marked by a corner post; thence 37.8 feet S. 79 deg. 25' E. to a point marked by a 24" ash tree; thence 185 feet S. 43 deg. 50' E. to a point marked by a 12" sassafras tree; thence 174 feet along the common line of lots 17 and 16 to a point in the northwesterly margin of Wanda Drive; thence along Wanda Drive 58 feet to the point of beginning.

Being the same property conveyed to Horace S. Broyles and wife, Omie Louise Broyles, by deed from A. & C. Homes, Inc., a Tennessee Corporation, of record in Book 2140, page 47, Register's Office for Davidson County, Tennessee.

To have and to hold the said tract or parcel of land, with the appurtenances. estate, title and interest thereto belonging to the said Oscar J. Hudgins and wife Mary A. Hudgins, their heirs and assigns, forever.

And we do covenant with the said Oscar J. Hudgins and wife Mary A. Hudgins 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 by a Deed of Trust to Herschel Greer, Trustee to secure a note in the sum of $7800.00, payable to Guaranty Mortgage Co., of record in Book 2172, page 241, Register's Office for Davidson County, Tennessee. assumed by purchasers.

And we, Horace S. Broyles and wife, Omie Louise Broyles do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Oscar J. Hudgins and wife Mary A. Hudgins, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 5 day of May, 19 54

Horace S. Broyles

Omie Louise Broyles

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Ruby T. Greene, a Notary Public in and for said County and State, the within named Horace S. Broyles and wife Omie Louise Broyles

the bargainor s, 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 office, this 5 day of May, 19 54

Commission expires 4/20/55

Ruby T. Greene
Notary Public

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