For and in consideration of the sum of TEN AND NO/100 ****
DOLLARS ($ 10.00 ),

and other good and valuable considerations, the receipt of all of which is hereby acknowledged, and in further consideration of the assumption of and agreement by the Grantees herein to pay the principal balance now due, plus future interest, on a certain note, dated August 21, 1953, in the original sum of $9,800.00, with interest at 4½% per annum, payable $54.49 monthly, secured by a deed of trust executed by William David Giles, Jr., and wife, Dorothy Giles, to Herschel Greer, Trustee, of record in Book 2214, page 55, Register's Office for Davidson County, Tennessee,

WILLIAM DAVID GILES, JR., and wife, DOROTHY GILES,

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto
T. HERSCHEL HUDGINS and wife, MILDRED HUDGINS, ***

hereinafter called the Grantee, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 72, Section II, on the Map of Clover Hill Subdivision, as of record in Book 2133, page 46, Register's Office for said County.

Said Lot No. 72 fronts 65 feet on the southerly side of Ironwood Drive and extends back between lines 169 feet on the westerly side and 177.4 feet on the easterly side to a dead line in the rear on which it measures 62 feet.

Being the same property conveyed to William David Giles, Jr., and wife, Dorothy Giles, by deed from J. C. Thompson Construction Company, a Tennessee corporation, of record in Book 2158, page 157, said Register's Office.

This conveyance is made subject to restrictions of record in Book 1583, page 423; Book 2145, page 262; and Book 2133, page 46, said Register's Office.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the Grantee, his heirs, successors and assigns, forever.
And the Grantor covenants with the Grantee that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except as above.

The Grantor further covenants and binds himself, his heirs, successors and representatives to warrant and defend the title to the said land to the Grantee, his heirs, successors and assigns against the lawful claims of all persons whomsoever.
Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.
In witness whereof, the Grantor has hereunto set his hand on this, the 19th day of October, 1957

x William David Giles, Jr.

x Dorothy Giles

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, [illegible], a Notary Public in and for the State and County aforesaid, personally appeared the within named William David Giles, Jr., and wife, Dorothy Giles,

the person(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 Nashville, Tennessee, this, the 19th day of Oct, 1957

My commission expires: May 11 - 1959

Notary Public

WARRANTY DEED
MCB&F
From 56190
WILLIAM DAVID GILES, JR. ET UX
To
T. HERSCHEL HUDGINS ET UX
HUDGINS REALTY COMPANY

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 23 day of OCT A.D. 1957 at 11:16 o'clock A.M.
Noted in Book 9 Page 5
Recorded in Book [illegible] Page [illegible]
Recording Fee $2.25
JAMES P. WILSON, Register
By [illegible] D.C.

NASHVILLE TITLE COMPANY
"A Guaranteed Title"
NASHVILLE, TENNESSEE

9305