K 2736

For and in consideration of the sum of Twelve Thousand Four Hundred and No/100 ----------
----------$12,400.00 ---------- DOLLARS

Cash in hand paid by T. H. Hudgins and wife, Mildred R. Hudgins, the receipt of which is hereby acknowledged, we,

Russell B. Anderson and wife, Charlotte W. Anderson

have bargained and sold, and by these presents do transfer and convey unto the said T. H. Hudgins and wife, Mildred R. 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 the 8th Civil District of Davidson County, Tennessee, being lot No. 174 on the Plan of Charlotte Park, Section II, as of record in Book 2663, page 23, Register's Office for said County.
Said lot No. 174 fronts 74.0 feet on the northerly side of Henry Ford Drive, and runs back between lines 97.8 feet on the westerly line, and 140.3 feet on the easterly line, to a line in the rear, on which it measures 79.3 feet.
Being the same real property conveyed to Russell B. Anderson and wife, Charlotte W. Anderson, by deed from Consolidated Developments, Inc., dated July 18, 1957, filed August 5, 1957, and recorded in Book 2692, page 237, said Register's Office.

This conveyance is made subject to all restrictive covenants, easements and set back lines that are applicable to the above described property.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said T. H. Hudgins and wife, Mildred R. Hudgins their heirs and assigns, forever.

And we do covenant with the said T. H. Hudgins and wife, Mildred R. 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 1958 taxes which have been prorated and are hereby assumed by the purchasers.

And we, Russell B. Anderson and wife, Charlotte W. Anderson do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said T. H. Hudgins and wife, Mildred R. Hudgins their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 30th day of January, 1958

Russell B. Anderson
Charlotte W. Anderson

STATE OF TENNESSEE
Davidson County

Personally appeared before me, A. M. Tenison, a Notary Public in and for said County and State, the within named Russell B. Anderson and wife, Charlotte W. Anderson

the bargainor 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 30th day of January, 1958

Commission expires 1961

A. M. Tenison
Notary Public

WARRANTY DEED
FROM
RUSSELL B. ANDERSON AND WIFE,
CHARLOTTE W. ANDERSON
TO
T. H. HUDGINS AND WIFE,
MILDRED R. HUDGINS
COMMUNITY MORTGAGE CO. OF NASHVILLE

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 3 A.D. 1958 at 9:37 o'clock A.M.
FEE $ 9.30
Noted in Book 2736 Page 570
Recorded in Book Fee $ 1.00
JAMES A. WILSON, REGISTER
By Dep. Reg.

68811

12,400.00

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