For and in consideration of the sum of
Ten and 00/100 - DOLLARS ($ 10.00),
and other good and valuable considerations, the receipt of which is hereby acknowledged, including the assumption of an indebtedness in the original principal sum of $9,900.00, secured by a Deed of Trust to Chas. F. Lovell, Trustee, of record in Book 2899, page 457, Register's office for Davidson County, Tennessee.

Robert F. Jennings and wife, Dorothy T. Jennings,

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. 21, Nicholhurst Subdivision, which is a resubdivision of Lots 13, 14, 20, 21, 27 and 28 in the Bainbridge and Satterfield Subdivision of part of the Nichol Place, as of record in Book 421, page 132, Register's Office for said County.
Said Lot No. 21 fronts 103 feet on the easterly side of Fairway Drive and runs back 140.2 feet on the northerly side and 163.1 feet on the southerly side to a dead line, measuring 100 feet thereon. Said lot begins at a point in the easterly margin of Fairway Drive 102.3 feet northerly from the northeasterly intersection of Fairway Drive and Selma Avenue, being the southwesterly corner of Lot No. 21 and the northwesterly corner of Lot 22; thence eastwardly with the line of Lot 22, 163.1 feet to a point in the westerly margin of Lot 23, being the southeasterly corner of Lot 21 and the northeasterly corner of Lot 22; thence northwardly with the margin of Lot 23, 100 feet to a point in the southerly margin of Lot 20, being the northwesterly corner of Lot 23; thence westwardly with the line of Lot 20, 140.2 feet to a point in the easterly margin of Fairway Drive; thence southwardly with the margin of Fairway Drive, 103 feet to the point of beginning.
Being the same property conveyed to Robert F. Jennings and wife, Dorothy T. Jennings, by deed from Theodore F. Fox, et ux, of record in Book 2880, page 428, Register's Office for said County.

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.

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 1st day of August, 1959

Robert F. Jennings
Dorothy T. Jennings

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Leola B. Russell, a Notary Public in and for the State and County aforesaid, personally appeared the within named Robert F. Jennings and wife Dorothy T. Jennings
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 Nashville, Tennessee, this 1st day of August, 1959
My commission expires: April 25, 1962

Leola B. Russell
Notary Public

WARRANTY DEED
From 60142
Robert F. Jennings, et ux
To
T. Herschel Hudgins, et ux
A. B. IVEY COMPANY

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record Oct. 18 A.D. 1959 at 9:01 o'clock A.M.
Recorded in Book 2994 Page 481
Recording Fee $2.00
JAMES D. WILSON, Register

NASHVILLE TITLE COMPANY
"A Guaranteed Title"
NASHVILLE, TENNESSEE