K 3254

For and in consideration of the sum of $ - - - - - - - - -10.00 - - - - - - - - - - - -
- - - - - - - - - - - - - Ten and No/100 - - - - - - - - - - - - - - - - DOLLARS

and other good and valuable considerations, cash in hand paid by Louis T. Hudson and wife, Florabel Klooz Hudson, the receipt of which is hereby acknowledged.

This conveyance is subject to restrictions recorded prior to Feb. 15, 1950, in Book 1760, page 31, and in Book 1781, page 520, R.O.D.C.

John B. Sullivan and wife, Kathleen Sullivan,

have bargained and sold, and by these presents do transfer and convey unto the said

Louis T. Hudson and wife, Florabel Klooz Hudson

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. 7 on the Map of Longview Manor, Sections One and Two, as of record in Book 1424, page 127, Register's Office for said County.
Said Lot No. 7 fronts 95 feet on the easterly side of Rainbow Place, and runs back 149.6 feet on the northerly line and 151.6 feet on the southerly line, to a dead line in the rear, measuring 104 feet thereon.
Being the same property conveyed to John B. Sullivan and wife, Kathleen Sullivan, by deed from Wanna A. Kyle, widow, of record in Book 3248, page 243, 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 said Louis T. Hudson and wife, Florabel Klooz Hudson their heirs and assigns, forever.

And we do covenant with the said Louis T. Hudson and wife, Florabel Klooz Hudson 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., with the exception of the 1961 taxes which are prorated and assumed by the Grantees herein.
And we, John B. Sullivan and wife, Kathleen Sullivan

do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Louis T. Hudson and wife, Florabel Klooz Hudson their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 1st day of August, 1961

John B. Sullivan
John B. Sullivan
Kathleen Sullivan
Kathleen Sullivan

STATE OF TENNESSEE
DAVIDSON COUNTY

Personally appeared before me, Phillip E. Cole, a Notary Public in and for said County and State, the within named John B. Sullivan and wife, Kathleen Sullivan

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 1st day of August, 1961

Commission expires April 26, 1965

Phillip E. Cole
Notary Public

File: Mid-South Mortgage Co.

Warranty Deed

FROM 51535

John B. Sullivan and wife, Kathleen Sullivan

TO

Louis T. Hudson and wife, Florabel Klooz Hudson

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 1 day of Aug. A.D. 1961 at o'clock M.
Noted in Book Page
Recorded in Book Page
Recording Fee
JAMES P. WILSON, Reg.

Published by

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