K 3277

G-146241

TENNESSEE TITLE COMPANY

For and in consideration of the sum of -- $10.00----------

------ TEN AND 00/100---------- DOLLARS

cash in hand paid by CLARE ALLEN (UNMARRIED)

hereinafter referred to as the GRANTEES, and other good and valuable considerations, receipt of which is hereby acknowledged, we,

J. M. HUDGINS AND WIFE, BEULAH M. HUDGINS

hereinafter referred to as the GRANTORS have bargained and sold, and by these presents do transfer and convey unto the said GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being Lot No. 2 and the west 6 feet of Lot No. 1 on the Map of Hudgins Manor Subdivision of Lot No. 181 of the R. W. Grizzard's Subdivision, as of record in Book 3106, page 31, Register's Office for said county, as revised and corrected by instrument of record in Book 3256, page 262, said Register's Office.
Said lot and part of said lot front 70 feet on the easterly side of Lancaster Avenue and run back between parallel lines, 217.74 feet on the north line and 218.3 feet on the southerly line to a dead line in the rear on which they measure 70 feet.
Being part of the property conveyed to J. M. Hudgins and wife, Beulah M. Hudgins, by deed from John G. Haury, Jr., and wife, Elizabeth Anthony Haury, of record in Book 3247, page 201, said Register's Office.

This conveyance is made subject to the restrictions filed for record in Book 1537, page 269, 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 GRANTEES, their heirs and assigns, forever. And we do covenant with the said GRANTEES 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, unless otherwise herein set out. And we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns against the lawful claims of all persons, whomsoever. except 1961 taxes, which have been prorated and payment assumed by grantees.

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 23 rd day of August, 19 61

J. M. Hudgins

Beulah M Hudgins

STATE OF TENNESSEE
DAVIDSON COUNTY

STATE TAX $ 13.50
PROBATE .50
TOTAL $ 14.00

Personally appeared before me, Elizabeth Young, a Notary Public in and for said County and State, the within named J. M. Hudgins and wife, Beulah M. Hudgins

AUG 24 1961
R. E. WORRALL
COUNTY COURT CLERK
DAVIDSON COUNTY, TENN.

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 23 rd day of August, 19 61

Commission expires August 1, 1965

Elizabeth Young
Notary Public.

STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 24 day of AUG A.D. 1961 at 12:03 o'clock P.M.
Noted in Book 2254 Page 243
Recorded in Book Page
Recording Fee $1.00
JAMES P. WILSON, Register
By Deputy

MEDLIN REGISTER'S OFFICE

Warranty Deed

FROM J. M. HUDGINS ET UX

To CLARE ALLEN

55243

FORM 100

G 584