K 3278

Book 3278 Page 565

WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

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

TEN & No/100ths---------- DOLLARS

cash in hand paid by Earl S. Hudson and wife, Mary Anne S. Hudson, and other good and valuable consideration, receipt of all of which is hereby acknowledged, Elm Hill Homes, Inc., a Tennessee Corporation, has ~~have~~ does bargained and sold, and by these presents ~~do~~ transfer and convey unto the said Earl S. Hudson and wife, Mary Anne S. 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. 173 on the Plan of Parkwood Estates, Sec. 1, of record in Book 2900, pages 119 and 120 as amended by Certificate of Correction of record in Book 3179, page 59, both said Register's Office for Davidson County, Tennessee. Said Lot No. 173 fronts 87.5 feet on the southwesterly margin of Richmond Hill Drive and runs back between lines measuring 151.8 feet on the northwesterly side and 142.5 feet on the southeasterly side to a dead line in the rear on which it measures 64.85 feet. Being part of the property conveyed to Elm Hill Homes, Inc., by deed from Lewis Gaines, Trustee, of record in Book 3165, page 301, Register's Office for Davidson County, Tennessee.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Earl S. Hudson and wife, Mary Anne S. Hudson, their heirs and assigns, forever. And Elm Hill Homes, Inc., a Tennessee corporation, does ~~do~~ covenant with the said Earl S. Hudson and ~~wife~~, Mary Anne S. Hudson, that it is lawfully seized and possessed of said land in fee simple; ~~have~~ has a good right to convey it, and the same is unencumbered.

And Elm Hill Homes, Inc., a Tennessee Corporation, does do further covenant and bind itself, its successors and assigns ~~their and representatives~~ to warrant and forever defend the title to the said land to the said Earl S. Hudson and wife, Mary Anne S. Hudson, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our ~~hand~~s this 25 day of August, 19 61

Attest: ELM HILL HOMES, INC.

Clifford T. Hall By: [signature]

G 565