BK 3308

THIS FORM FURNISHED BY ATTORNEYS TITLE CO

WARRANTY DEED

For and in consideration of the sum of $10.00 - - - - - - - - - - - - - - - - - -
TEN AND NO/100 - DOLLARS
Cash in hand paid and other valuable consideration, the receipt of which is hereby acknowledged,

We, Richard Martin Tittsworth and wife, Rubie Estelle Tittsworth
have bargained and sold, and by these presents do transfer and convey unto the said Charles A. Hudson and wife, Margaret Bell Hudson, their
heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:
Being Lots Nos. 1315, 1317 and 1319, of Block 184, Plan No. 1, West Nashville, as of record in Book 57, pages 74 and 75, Register's Office for said County.
Said Lots front together 75 feet on the northerly side of Kentucky Avenue, and extends back between parallel lines 150 feet to an alley.
Being the same property conveyed to Richard Martin Tittsworth and wife, Rubie Estelle Tittsworth, by deed from W. B. Marr and wife, as of record in Book 1392, page 347, as to Lots Nos. 1317 and 1319; and being the same property conveyed to R. M. and Ruby Tittsworth, by deed from W. B. and Martha L. Marr, as of record in Book 1492, page 78, as to Lot No. 1315, and both of said deeds being recorded in said Register's Office.
Rubie Estelle Tittsworth being one and the same as Ruby Tittsworth in Deed of Record in Book 1492, page 78, 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 Charles A. Hudson and wife, Margaret Bell Hudson, their heirs and assigns, forever.

And We do covenant with the said Charles A. Hudson and wife, Margaret Bell 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, except taxes for 1961 which have been pro-rated and are assumed by the grantees herein.

And We, Richard Martin Tittsworth and wife, Rubie Estelle Tittsworth do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Charles A. Hudson and wife, Margaret Bell Hudson, their heirs and assigns against the lawful claims of all persons, whomsoever.

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

Richard Martin Tittsworth

Rubie Estelle Tittsworth

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Harriet L George, a Notary Public in and for said County and State, the within named Richard Martin Tittsworth and wife, Rubie Estelle Tittsworth

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 office, this 23rd day of October, 19 61

Commission expires 6/2/62

Harriet L George
Notary Public

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