K 3315

WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO

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

----------Ten and 00/100----------DOLLARS

Cash in hand paid and other good and valuable considerations, including the conveyance of other real property, the receipt of which is hereby acknowledged, we, R. Glenn Hammonds and wife, Virginia M. Hammonds,

_____ have bargained and sold, and by these presents do transfer and convey unto the said James M. Hudgins and wife, June Ayers Hudgins, 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. 12 on the unrecorded map of Jackson Park River Section, described according to a survey made by W. B. Southgate in April, 1931, as follows:

Beginning at the southeast corner of Brush Hill Road and a 25-foot street shown on the plan of Haysboro Subdivision, as of record in Book 547, page 16, Register's Office for said County; thence with the easterly margin of Brush Hill Road, southwardly 112½ feet to the northwest corner of Lot No. 11; thence with the line between Lots Nos. 11 and 12, eastwardly 392 feet to a point 25 feet east of the top of the bluff; thence northwardly 95 feet to a point in the southerly margin of said 25-foot street, if extended; thence westwardly, along the southerly margin of said 25-foot street, 415 feet to the beginning.

Being the same property conveyed to R. Glenn Hammonds and wife, Virginia M. Hammonds, by deed from Stephen I. Houghton and wife, et al, of record in Book 2535, Page 7, 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 said James M. Hudgins and wife, June Ayers Hudgins, their ____ heirs and assigns, forever.

And we do covenant with the said James M. Hudgins and wife, June Ayers Hudgins, 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.

And we, R. Glenn Hammonds and wife, Virginia M. Hammonds do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said James M. Hudgins and wife, June Ayers Hudgins, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 28th day of November, 1961

R. Glenn Hammonds

Virginia M. Hammonds

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