K 3435

APPROVED AS TO LEGALITY ON

BY

TENNESSEE TITLE COMPANY

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

TEN AND NO/100----------

cash in hand paid by Elsie Young Phillips

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

Land in Davidson County, Tennessee, being Lot No. 5 of Block "E" on the plan of W. M. Cantrell's Subdivision, as of record in Book 332, page 85, Register's Office for said County.

Said lot No. 5 of Block "E" fronts 100 feet on the easterly side of South Wilson Blvd. and extends back between parallel lines, with the southerly margin of an alley, 221-1/4 feet to another alley.

Being the same real property conveyed to James M. Hudgins by deed from Thomas L. Cummings, Jr. and wife, dated April 27, 1962, filed May 2, 1962, and recorded in Book 3374, page 319, 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, personal representatives and successors 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, except 1962 taxes which have been prorated and purchaser will pay when due.

Whenever 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 21st. day of September, 1962

STATE OF TENNESSEE)
DAVIDSON COUNTY)

Personally appeared before me, [illegible], a Notary Public in and for said County and State, the within named JAMES M. HUDGINS and wife, BEULAH M. HUDGINS

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 [illegible], Tennessee, this 24th day of September, 1962

Commission expires [illegible] Notary Public.

TENNESSEE TITLE COMPANY

DOBSON & JOHNSON

Warranty Deed

FROM

TO

ELSIE YOUNG PHILLIPS

RECORDED

STATE OF TENNESSEE, DAVIDSON COUNTY

SEP 25 1962

$27,783.00

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