Deed Prepared By:
BAILEY, EWING, DALE & BAILEY, Attys.
710-19 Nashville Trust Building
Nashville, Tennessee 37201

THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

BOOK 3964 PAGE 621

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Carrie S. Hudson (NAME)	United Mortgagee Servicing Corp. (NAME)	12DA 45338
Lot 28 Jones Avenue (STREET ADDRESS OR ROUTE NUMBER)	3200 Pacific Avenue (STREET ADDRESS)	Map 71-16
Nashville, (CITY) (P. O. ZONE) Tennessee (STATE)	Virginia Beach (CITY) (ZONE) Virginia (STATE)	Par 381

For and in consideration of the sum of Ten and 00/100 ($10.00) -- DOLLARS and other good and valuable considerations, cash in hand paid by Carrie S. Hudson to Andrew Ewing, Trustee, receipt of which is hereby acknowledged, I, Andrew Ewing, Trustee,

have bargained and sold, and by these presents do transfer and convey unto the said Carrie S. Hudson, her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Being Lot No. 28 on the Plan of Tom Joy Subdivision, as of record in Book 3600, page 47, Register's Office for Davidson County, Tennessee.

Said Lot No. 28 fronts 60 feet on the westerly margin of Jones Avenue and extends back between lines measuring 112.2 feet on the southerly line and 124.3 feet on the northerly line to a straight line in the rear measuring 61.2 feet thereon.

Being part of the same property conveyed to Andrew Ewing, Trustee, by deed from Vernon Williams & Son, a partnership, of record in Book 3836, page 274, Register's Office for Davidson County, Tennessee.

Said conveyance is expressly subject to the following:

1. Restrictive Covenants contained in instrument of record in Book 3763, page 136, Register's Office for Davidson County, Tennessee.

2. The Plan of record in Book 3600, page 47, Register's Office for said County, shows a 30-foot minimum building setback line from Jones Avenue and a 10-foot easement for public utility and drainage purposes along the rear line.

STATE TAX $ 17.25
PROBATE .50
TOTAL $ 17.75
DEC 2 1965
R. E. WORRALL
COUNTY COURT CLERK
DAVIDSON COUNTY
PAID DEC 2 1965

This is unimproved ( ) / improved ( ) property, known as 1314 Jones Avenue, Nashville, Tennessee
(House Number) (Street) P. O. Address: (City or Town) (Postal Zone)

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. [illegible] insofar as I, as Trustee, am authorized so to do, but no further or otherwise.

Witness my hand this 26th day of November, 1965

Andrew Ewing
Trustee

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STATE OF TENNESSEE
Davidson County

Personally appeared before me, Betty Peage, a Notary Public in and for said County and State, the within named Andrew Ewing, Trustee

the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 26th day of November, 1965

Commission expires 10-25-67

Betty Peage
Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (their several oaths) acknowledged (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19__.

My commission expires _____

_____
Notary Public

WARRANTY DEED

FROM
Andrew Ewing, Trustee

TO
Carrie S. Hudson, unmarried

08822

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

DEC 2 3 33 PM '65

NOTE BOOK 113 PAGE 108

RECORDING FEE $ 2.00

DEP. REG. ---0---

SEDDON & WILKINS, ATTORNEYS
480 JAMES ROBERTSON PARKWAY
P. O. BOX 1026
NASHVILLE, TENNESSEE 37202