THIS INSTRUMENT PREPARED BY FRANK M. NEWMAN, ATTORNEY, DONELSON, TENN.

# WARRANTY DEED

BOOK 4140 PAGE 75

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Mr. and Mrs. Thomas J. Hudson | Same | Map. 96-1 |
| (NAME:) 214A Cumberland Circle | (NAME:) | Par. 121 |
| (STREET ADDRESS OR ROUTE NUMBER) Donelson, Tenn. 37214 | (STREET ADDRESS) | |
| (CITY) (P. O. ZONE) (STATE) | (CITY) (ZONE) (STATE) | pw |

*For and in Consideration of the sum of* TEN AND NO/100 - - - - - - - - - - - - - - - - - - - - - - ($10.00) - - - - - - - - - - - - - - - - - - - - - - - - - - *DOLLARS* Cash in hand paid, receipt of which is hereby acknowledged, and other good and valuable considerations, including the assumption by the Grantees of the obligation to pay the present unpaid balance due on a certain note secured by a Deed of Trust of record in Book 3484, page 319, Register's Office for Davidson County, Tennessee.

We, JAMES C. McCLENDON and wife, JEANNE Z. McCLENDON *have bargained and sold, and by these presents do transfer and convey unto the said* THOMAS J. HUDSON and wife, POLLY W. 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. 3 on the Map of a re-subdivision part of Lot No. 96 of Bluefields, as of record in Book 2330, page 119, Register's Office for said County.

BEGINNING at a point in the westerly margin of Cumberland Circle, said point being the common corner of Lots Nos. 2 and 3; thence northerly 182.09 feet along the margin of said Cumberland Circle to a monument, the beginning of a curve; thence northeasterly around said curve 49.66 feet to a monument in the southerly margin of Spring Valley Road; thence westerly along the margin of said Spring Valley Road 164.3 feet to a point, the common corner of Lots No. 3 and 4; thence North 22° 45' West, 121.1 feet to a monument, the common corner of Lots No. 2, 3 and 4; thence South 76° 27' West, 120 feet to the point of beginning.

BEING the same property conveyed to James C. McClendon and wife, Jeanne Z. McClendon, by deed from Clarence E. Elrod and wife, Elaine C. Elrod, as of record in Book 3459, page 121, Register's Office for Davidson County, Tennessee.

This is unimproved (  ) improved (X) property, known as 214A & 214B Cumberland Circle, Donelson, Tenn. 37214
(House Number) (Street) P. O. Address: (City or Town)

*To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said* THOMAS J. HUDSON and wife, POLLY W. HUDSON *their heirs and assigns, forever.*

*And* we *do covenant with the said* THOMAS J. HUDSON ET UX *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 as noted above.

*And* we, JAMES C. McCLENDON and wife, JEANNE Z. McCLENDON *do further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to the said land to the said* THOMAS J. HUDSON ET UX *their heirs and assigns against the lawful claims of all persons whomsoever.*

*Witness* our *hands this* 8th *day of* June, *19* 67, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

James C. McClendon
JAMES C. McCLENDON

JEANNE Z. McCLENDON

Jeanne Z. McClendon

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

*Personally appeared before me,* Frank M. Newman, *a Notary Public in and for said County and State,* JAMES C. McCLENDON and JEANNE Z. McCLENDON

*the within named 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* Donelson *Tennessee, this* 5-12 *day of* June, *19* 67.

Frank M. Newman *Notary Public*

*My commission expires* 27 Oct. 1967

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

*Before me,* ....., *a Notary Public of the State and County aforesaid, personally appeared* ....., *with whom I am personally acquainted, and who, upon oath, acknowledged* .....*self to be* ..... *of the* ....., *the within named bargainor, a corporation, and that* .....*he as such* ....., *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* .....*self as* .....

*Witness my hand and seal, at office in* ....., *this* .....*day of* ....., *19*.....

.....*Notary Public*

*Commission expires* .....

R. E. WORRALL
COUNTY COURT CLERK
DAVIDSON COUNTY, TENN.
PAID JUN 9 -- 1967

JUN 9 1967

STATE TAX $ .50
PROBATE
TOTAL $ 407.50

WARRANTY DEED

FROM

JAMES C. McCLENDON ET UX

TO

THOMAS J. HUDSON ET UX

75082

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

JUN 9 1 38 PM '67

NOTE: BOOK 116 PAGE 570
RECORDING FEE $ 2.00
DEP. REG. ~

Compliments of