BOOK 4457 PAGE 587

# WARRANTY DEED

| ADDRESS NEW OWNER (S) AS FOLLOWS | SEND TAX BILLS TO | MAP PARCEL NUMBERS |
|---|---|---|
| O. J. Hudgins (NAME) | O. J. Hudgins (NAME) | Map 95-5 |
| 527 Magazine Street (STREET ADDRESS OR ROUTE NUMBER) | 527 Magazine Street (STREET ADDRESS) | Pdr. 15 |
| Nashville, Tenn. 37202 (CITY) (P. O. ZONE) (STATE) | Nashville, Tenn. 37202 (CITY) (ZONE) (STATE) | |

*FOR AND IN CONSIDERATION of the sum of* $10.00----------

Ten and no/100---------- *Dollars,*

Cash in hand paid by the Grantee herein and other good and valuable consideration, the receipt of which is hereby acknowledged, and for love and affection, and for the further consideration that the Grantee herein assumes and agrees to pay the remaining unpaid balance of a note dated May 27, 1959, executed by E. K. Bledsoe, Sr., and wife, payable to Guaranty Mortgage Company, for the original amount of $9,000.00, with interest at 5 1/4% per annum, both principal and interest payable $44.91 monthly, beginning June 1, 1959,final May 1, 1999, and secured by a Deed of Trust of record in Book 2934, page 107, Register's Office for Davidson County, Tennessee

Mary A. Hudgins

I/ *have this day bargained and sold, and do hereby transfer and convey unto the said* O. J. Hudgins, his

*(successors), heirs and assigns,*

*certain real estate in Davidson County, Tennessee, as follows:*

Being Lot No. 38 on the Plan of Dahlia Gardens, as of record in Book 2663, page 93, Register's Office for said County, described as follows: BEGINNING on the northerly margin of Pumping Station Road at the corner of Lots Nos. 37 and 38; thence with the line between said two lots, northerly 247.7 feet to a point in the southern boundary line of Lot No. 45; thence with the line between Lots Nos. 38 and 45, westerly 52.7 feet to the corner of Lots Nos. 38 and 44; thence with the line between Lots Nos. 38, 42 and 44, southwesterly 30 feet to the corner of Lots Nos. 38 and 39; thence with the line between said two lots, southerly 228 feet to the northerly margin of Pumping Station Road; thence with the same, easterly 79 feet to the beginning.

Being the same property conveyed to Mary A. Hudgins by deed from Donald R. Byrum and wife, Carole Sue Byrum, as of record in Book 4207, page 804, said Register's Office.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON } The actual consideration or value whichever is greater, for this transfer is $ 8500.00

Subscribed and sworn to before me, this the ____ day of _____ 19__.

Affiant

My commission expires: _____ (Affix Seal)

Notary Public

This is improved ( ) unimproved ( X ) property, known as 1926 Omohundro Drive, Nashville, Tennessee
(House Number) (Street) P. O. Address: (City or Town)

*TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said* Grantee, O. J. Hudgins, his

*(successors), heirs and assigns forever.* I *covenant that* I am *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.*

I *further covenant and bind* my *heirs and representatives, to warrant and forever defend the title to said real estate to said* Grantee, O. J. Hudgins, his

*(successors), heirs and assigns, against the lawful claims of all persons.*

*Witness* my *hand this* 6th *day of* November, 19 70, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Mary A. Hudgins

Mary A. Hudgins

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

*Personally appeared before me,* Wm. E. McDonald, *a Notary Public in and for said County and State,* Mary A. Hudgins

*the within named bargainor, with whom I am personally acquainted, and who acknowledged that* she *executed the within instrument for the purposes therein contained.*

*Witness my hand and official seal at* Nashville *Tennessee, this* 6th *day of* November, *19*70

Wm E McDonald *Notary Public*

My Commission Expires MAY 1, 1974

*Commission expires*

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*.....

**WARRANTY DEED**

FROM

MARY A. HUDGINS

TO

O. J. HUDGINS

This instrument prepared by:
Robert H. Cowan, Attorney
500 Court Square Building
Nashville, Tennessee 37201

A 9 5 5 5 9

IDENTIF. REFERENCE

Nov 6 2 43 PM 70

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

**Guaranty Title**

Office of

**Chicago Title Insurance Company**
American Trust Bldg.—S. W. Corner
Third & Union
Phone 256-2656
NASHVILLE, TENNESSEE

| | | | | | | |
|---|---|---|---|---|---|---|
| NOV-6 70 | CONV | *8,500.00 | | | | |
| NOV-6 70 | S'TAX | | A* | 22.10 | | |
| NOV-6 70 | PR'FEE | | A* | .50 | | |
| NOV-6 70 | W'DEED | | A* | 3.00 | * | 25.60 |