BOOK 4738 PAGE 941

C 20338

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

FROM

HENRY H. HUDSON

IDENTIF. REFERENCE

TO

MID-WEST NATIONAL INSURANCE COMPANY

DATE Aug 20 2 31 PM '73

FELIX E. WILSON REGISTER DAVIDSON COUNTY, TENN.

The actual consideration or value whichever is greater, for this transfer is $47,500.00.

AFFIANT

Sworn to and subscribed before me this 7th day of MAY 1973.

NOTARY PUBLIC

My Commission Expires

CHARLES K. LANGE NOTARY PUBLIC STATE OF TENNESSEE

WARRANTY DEED

Address New Owner(s) as Follows:	Send Tax Bills To:	Map-Parcel Numbers
Mid-West National Life Insurance Company	SAME	M. 106
990 Murfreesboro Road		P. 129
Nashville, Tennessee 37210		
(CITY) (STATE) (ZIP)		

FOR AND IN CONSIDERATION OF the sum of Forty-Seven Thousand Five Hundred and 00/100 ($47,500.00) Dollars, paid in cash, by Mid-West National Life Insurance, hereinafter referred to as "Grantee", to Henry H. Hudson, hereinafter referred to as "Grantor", receipt of which consideration is acknowledged by Grantor, the said Grantor has bargained and sold, and by these presents does transfer and convey unto the said Grantee, a corporation, its successors and assigns, a certain tract or parcel of land in the Third, formerly the Fifteenth Civil District of Davidson County, Tennessee, and being an unnumbered parcel as shown on the Plan of Millwood, Section 1, as of record in Book 4460, page 84, and described, according to said Plan, as follows:

Beginning at a point in the southeasterly margin of Millwood Drive, the same being the northerly corner of the tract of land (Tract 1, as shown on said plan) which was conveyed to Mid-West National Life Insurance Company of Tennessee, by deed of Millwood Development Company, of record in Book 4567, page 280, Register's Office for Davidson County, Tennessee; thence with said margin of Millwood Drive, in a generally northeasterly direction, 80.00 feet to a concrete monument marking the beginning of a curve to the left; thence, along said curve in a generally northerly and northwesterly direction, 258.66 feet to a concrete monument marking the end of said curve; thence, leaving Millwood Drive, north 74° 00' E 70.00 feet to a concrete monument; thence, south 71° 49' 25" E, 239.29 feet to a point in the center line of Mill Creek; thence, with said center line of Mill Creek, south 32° 09' 51" W, 404.38 feet to a point, the easterly corner of the said tract of land which was conveyed to Mid-West National Life Insurance Company of Tennessee, by deed of Millwood Development Company, as aforesaid; thence, with the northeasterly boundary of said Mid-West National Life Insurance Company of Tennessee property, north 49° 00' W, 202.4 feet, to the point of beginning.

Being a part of the property which was conveyed to Millwood Development Company by deed of Henry H. Hudson, et ux, of record in Book 4566, page 713, Register's Office for Davidson County, Tennessee; and, by an instrument of record in Book 4599, page 296, Register's Office for DAvidson County, Tennessee, John W. Thoni and Louise Flury Thoni assigned to Henry H. Hudson all of their right, title and interest in and to the said joint venture, Millwood Development Company.

The said property is conveyed expressly subject to:

1. Taxes for the year 1973, the amount of which can not be determined presently, shall be prorated between the parties upon

THIS INSTRUMENT PREPARED BY:
DEARBORN & BERRY

final determination thereof; upon such determination Grantor Henry H. Hudson covenants and agrees to, immediately, reimburse Grantee for one-third (1/3) of the amount thereof.

2. Any and all applicable zoning regulations.

3. The said plan of record in Book 4460, page 84, in said Register's Office shows:

(a) An owner's certificate;
(b) A 20 foot easement for a trunk sanitary sewer, the same being of record in Book 3531, page 588, in said Register's Office.
(c) An easement for the flow of Mill Creek.
(d) A 10 foot public utility and drainage easement along the southwesterly boundary of said tract (where it adjoins the tract presently owned by Grantee.)

This is unimproved property, known as Millwood Drive, Nashville, Tennessee, 37210.

TO HAVE AND TO HOLD the said tract of parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its successors and assigns, forever. Grantor, covenants with the said Grantee that he is lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered, except as set forth above.

Grantor, further covenants and binds his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, its successors and assigns against the lawful claims of all persons whomsoever.

In witness whereof, Grantor has executed this instrument on this 1st day of May, 1973.

Henry H. Hudson

Personally appeared before me, Lee B. Whitney, a Notary Public in and for said County and State, the within named Henry H. Hudson, 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 1st day of May, 1973.

Lee B. Whitney
NOTARY PUBLIC

Commission Expires 4-27-76

LEE B. WHITNEY NOTARY PUBLIC DAVIDSON CO. TENN.

AUG 20 CONV 47,500.00
AUG 20 S TAX A* 123.50
AUG 20 PW FEE A* .50
AUG 20 W DEED A* 4.00 * 128.00