BOOK 4810 PAGE 80

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $26,248.12

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 29th DAY OF July, 1974.

Notary Public

MY COMMISSION EXPIRES: My Commission Expires FEBRUARY 4, 1976

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
FOLEY & WEISS, ATTORNEYS, 507 Stahlman Building, Nashville, Tennessee 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Charles F. Rigsby et ux (NAME)	Mortgage Associates, Inc. (NAME)	3D 62780
3218 Cloverwood Drive (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 28146 (STREET ADDRESS)	Map 96-11
Nashville, Tenn. (CITY) (STATE) (P. O. ZIP)	Atlanta, Georgia 30328 (CITY) (STATE) (ZIP)	Par 55

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, James Earl Hudson and wife, Peggy Sharon Hudson

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Charles F. Rigsby and wife, Donna G. Rigsby

HEREINAFTER CALLED THE 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. 40 of Hickory Bend, Section I, as of record in Book 3300, page 38, Register's OFfice for said County.

SAID Lot No. 40 fronts 77 feet on the northerly side of Cloverwood Drive and runs back between lines, 150 feet on the easterly line and 150 feet on the westerly line, to a dead line in the rear, measuring 77 feet thereon.

BEING the same property conveyed to James Earl Hudson and wife, Peggy Sharon Hudson, by deed from Joseph W. West and wife, Bertie West, of record in Book 4592, page 935, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights of way for public utilities applicable to this property; and taxes for the current year, which have been prorated and assumed by the Grantees herein.

As part of the above consideration, the Grantees herein assume and agree to pay the unpaid balance owing on a certain note, executed by the Grantors herein to Mortgage Associates, Inc., in the original principal amount of $22,500.00, of record in Book 4592, page 937, Register's Office for Davidson County, Tennessee

This is unimproved ( ) improved (X) property, known as 3218 Cloverwood Drive, Nashville, Tennessee
(House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

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. Wherever 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 hand s this 29th day of July, 19 74

× James Earl Hudson
James Earl Hudson

× Peggy Sharon Hudson
Peggy Sharon Hudson

STATE OF TENNESSEE
Davidson County

BOOK 4840 PAGE 81

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named James Earl Hudson and wife, Peggy Sharon Hudson

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 Nashville, Tennessee, this 29th day of July 1974

My Commission Expires FEBRUARY 4, 1976

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) (his oath) acknowledged (themselves) (himself) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he) (they) 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 JAMES EARL HUDSON, ET UX

TO Charles F. Rigsby et ux

C 6 5 6 4 7

IDENTIF. REFERENCE

AUG 2 10 23 AM '74

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

AUG-2	CONV	26,548.12			
AUG-2	S'TAX		A*	68.90	
AUG-2	PR'FEE		A*	.50	
AUG-2	W'DEED		A*	4.00	* 73.40