BOOK 4854 PAGE 330

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
William E. Hudson et ux (NAME)	The Lomas & Nettleton Company (NAME)	Map 84-11
414 Dennywood Drive (STREET ADDRESS OR ROUTE NUMBER)	3200 Pacific Avenue (STREET ADDRESS)	Parcel 19
Nashville, Tennessee 37214 (CITY) (P. O. ZONE) (STATE)	Virginia Beach, Virginia 23451 (CITY) (ZONE) (STATE)	3D-44718

FOR AND IN CONSIDERATION of the sum of Ten and No/100 *Dollars,*

cash in hand paid by William E. Hudson and wife, Carol A. Hudson, herein called Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, Milton L. Baker and wife, Connie L. Baker, herein called Grantors,

THIS INSTRUMENT PREPARED BY
CLARENCE O. INGRAM
ATTORNEY AT LAW
P. O. BOX 313
3310 LEBANON RD. BLDG.
HERMITAGE, TENN. 37076

have this day bargained and sold, and do hereby transfer and convey unto the said William E. Hudson and wife, Carol A. Hudson, their *(successors), heirs and assigns,*

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

Being Lot No. 86 on the Plan of Maplecrest Subdivision, as of record in Book 1835, Pages 27 and 28, Register's Office for said County.

Said Lot No. 86 fronts 110 feet on the westerly margin of Dennywood Drive and runs back between parallel lines, 130 feet on each side, to a line in the rear on which it measures 110 feet.

Being the same property conveyed to Milton L. Baker and wife, Connie L. Baker, by deed from Lonnie Lee Watts and wife, Marjorie Ann Watts, as of record in Book 4581, Page 16, Register's Office for Davidson County, Tennessee.

The property herein described is conveyed subject to restrictive covenants and easements as of record and to lien created in Deed of Trust of record in Book 4294, Page 156, Register's Office for Davidson County, Tennessee, executed to secure a certain note described therein, the unpaid balance of which the Grantees herein assume and agree to pay as part of the consideration of this conveyance.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 18,132.48

Subscribed and sworn to before me, this the 23rd day of September 19 74

Affiant: William E. Hudson

My commission expires: May 29, 1977 (Affix Seal)

Notary Public: Clarence O. Ingram

This is unimproved ( ) improved (XX) property, known as 414 Dennywood Drive, Nashville, Tennessee 37214.
(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 Grantees, their *(successors), heirs and assigns forever.* We *covenant that* we are *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.*

except as mentioned herein

...We...*further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* Grantees, their *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness our hands this 23rd *day of* September, 19 74 *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Milton L. Baker
Milton L. Baker

Connie L. Baker
Connie L. Baker

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Milton L. Baker and wife, Connie L. Baker

the within named 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 23rd day of September, 1974.

Clarence O. Ingram
Notary Public

Commission expires May 29, 1977

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.....

SEP 24 72 CONV 18,132.43
SEP 24 72 S'TAX A* 47.06
SEP 24 72 PR'FEE A* .50
SEP 24 72 W'DEED A* 4.00 * 51.56

WARRANTY DEED

FROM
MILTON L. BAKER ET UX
TO
WILLIAM E. HUDSON ET UX

C 7 2 2 0 1

IDENTIF. REFERENCE

SEP 24 9 12 AM '74

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

CLARENCE O. INGRAM
ATTORNEY AT LAW
P. O. BOX 313
3310 LEBANON RD. BLDG.
HERMITAGE, TENN. 37076

Compliments of

Chicago Title Insurance Company
American Trust Bldg.—S. W. Corner
Third & Union
Phone 256-2650
NASHVILLE, TENNESSEE