This Form furnished by Attorneys Title Company, Inc.

BOOK 4862 PAGE 979

Form No. WD-2

FROM
Annie M. Dowlen, a widow

TO
James R. Hudson Et Ux

For draftsman's use

This [illegible]
CLYDE [illegible], ATTY.
2010 [illegible] Bldg.
Nash. [illegible]

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James R.Hudson (NAME)	Lomas & Nettleton Company (NAME)	73 11
2325 Ridgeland Drive (STREET ADDRESS OR ROUTE NUMBER)	3200 Pacific Avenue (STREET ADDRESS)	43
Donelson, Tennessee (CITY) (STATE) (P. O. ZIP)	Virginia Beach, Virginia 23451 (CITY) (STATE) (ZIP)	

C 75767

(FOR REGISTER'S USE)

IDENTIF. REFERENCE T

Oct 23 9 45 AM '74

FELIX Z. [illegible] REGISTER DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$ 26,250.00 James R. Hudson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF October 19 74

Marjorie Pressnell
Notary Public

MY COMMISSION EXPIRES August 27, 1976
(AFFIX SEAL)

NOTARY PUBLIC DAVIDSON

For and in Consideration of the sum of ----------TEN AND NO/100---------- DOLLARS

----------($10.00)----------

cash in hand paid by JAMES R. HUDSON and wife, MARGARET V. HUDSON, and other good and valuable considerations, receipt of which is hereby acknowledged, and the agreement by the said James R. Hudson and wife, Margaret V. Hudson, to pay the unpaid balance of a loan in the original amount of $14,500.00, secured by deed of trust of record in Book 2987, page 117, Register's Office for Davidson County, Tennessee in conformity with the terms and conditions stated therein.

Annie M. Dowlen, a widow

has ~~xxx~~ ~~have~~ bargained and sold, and by these presents does transfer and convey unto the said

JAMES R. HUDSON and wife, MARGARET V.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. 397 on the Plan of Sunset View, Section 5,of record inBook 2854, page 20, Register's Office for said County.

SAID Lot No. 397 fronts 95 feet on the southerly side of Ridgeland Drive, and runs back 150.4 feet on the westerly line and 154.5 feet on the easterly line to a rear line on which it measures 112 feet.

BEING the same property conveyed to V. H. Dowlen and wife, Annie M. Dowlen by deed from Edwin B. Raskin and wife, Rebecca K. Raskin in book 3790, page 344, Register's Office for Davidson County, Tennessee. The said V.H. Dowlen having since died.

This conveyance is made subject to the plan of record which shows an owners certificate, a 75 foot minimum building setback line from Ridgeland Drive and a 10-foot easement for public utility purposes along the rear line of said lot; restrictive covenants of record in Book 2752, page 594, said Register's Office.

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This is unimproved {x} property, known as 2325 Ridgeland Drive (House Number) (Street) Donelson P. O. Address: (City or Town) (Postal Zone)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said JAMES R. HUDSON and wife, MARGARET V. HUDSON their heirs and assigns, forever.

And I do covenant with the said JAMES R. HUDSON and wife, MARGARET V. HUDSON that I am lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered., except as of record.

And I, Annie M. Dowlen, a widow

do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said JAMES R. HUDSON and wife, MARGARET V. HUDSON, their heirs and assigns against the lawful claims of all persons whomsoever.

Witness my hand this 8th day of October, 1974

Annie M Dowlen
ANNIE M. DOWLEN

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Annie M. Dowlen

the 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 8th day of October, 19 74

Maxine Boswell, Notary Public

MAXINE BOSWELL NOTARY PUBLIC DAVIDSON COUNTY

Commission expires August 21, 1976

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 purposes therein contained, by signing the name of the corporation by self as

OCT 23 CONV 26,250.00
OCT 23 TAX A* 68.12
OCT 23 DEED A* 4.00 * 72.62

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

, Notary Public.

Commission expires .