BOOK 5024 PAGE 846

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

DEARBORN & EWING, ATTORNEYS, NASHVILLE, TENNESSEE

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
M & M Development (NAME)	Guaranty Mortgage Co (NAME)	
Box 1043 (STREET ADDRESS OR ROUTE NUMBER)	First American Center (STREET ADDRESS)	Map 106
Columbia, Tenn 38401 (CITY) (STATE) (P. O. ZIP)	Nashville, Tenn 37237 (CITY) (STATE) (ZIP)	Parcel 134

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, Henry Hudson and wife, Ruth Hudson

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO M & M Development, a partnership composed of Terry Mays and J. A. Morgan

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:

Being Lot No. 1 as shown on the Plan of Millwood, Section 3, of record in Book 4595, page 190, Register's Office for said County.

Being part of the property conveyed to Millwood Development Company, a Joint Venture, composed of John William Thoni and wife, Louise Flury Thoni, as to one half, and Henry Hudson as to one half, by two deeds: one from John William Thoni and wife, Louise Flury Thoni and Henry Hudson, of record in Book 4314, page 341, said Register's Office, and the other from Sue Adams Andrews and Nelson C. Andrews, Trustee, of record in Book 4566, page 716, said Register's Office, said property having become vested solely in Henry Hudson upon termination of the Millwood Development Company joint venture by assignment from John W. Thoni and wife, Louise F. Thoni, a declaration of the termination of said joint venture being of record in Book 4599, page 296, Register's Office for Davidson County, Tennessee.

Said conveyance is subject to 1976 taxes; the lien and terms and conditions of a deed of trust from Grantors to William K. Beasley, Trustee, of record in Book 4761, page 883, said Register's Office, the indebtedness secured thereby being assumed by Grantee by virtue of their acceptance of this deed; a leasehold estate in favor of Grantee existing by Contract of Lease, of record in Book 4744, page 813, said Register's Office, which estate by virtue of this deed shall be merged with the fee simple estate, saving and preserving, however, all rights, duties, privileges and obligations of the parties to such Contract of Lease existing or accrued prior to the date hereof; and all matters as shown on the Plan of record in Book 4595, page 190, Register's Office for said County.

unimproved ( )
This is improved (X) property, known as (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 successors, assigns 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 30TH. day of April, 19 76

Henry Hudson
Henry Hudson

Ruth J Hudson
Ruth Hudson

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STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, Barbara E. Johnson, a Notary Public in and for said County and State, the within named Henry Hudson and wife, Ruth Hudson the bargainor, 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 30th day of April, 1976

My Commission Expires: 1-29-77

Barbara E. Johnson
Notary Public

STATE OF)

COUNTY OF)

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 (his oath, their several oaths) acknowledged (himself, themselves) 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 purpose 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 day of , 19

My Commission Expires:

Notary Public

WARRANTY DEED

FROM

HENRY HUDSON and wife,

TO

RUTH HUDSON

M & M DEVELOPMENT, a partnership composed of Terry Mays and J. A. Morgan

D 48994

FEE AS PER REFERENCE

MAY 13 10 34 AM '76

REGISTER DAVIDSON CO. TENN.

RETURN TO: Dearborn & Ewing ATTORNEYS NASHVILLE, TENN.

File Box 76

MAY 13 76	CONV	75,000.00			
MAY 13 76	S'TAX		B*	195.00	
MAY 13 76	PR'FEE		B*	.50	
MAY 13 76	W'DEED		B*	4.00	* 199.50

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this conveyance is $ 75,000.00

Robert E. Echols, Attorney
Affiant

Subscribed and sworn to before me this 30th day of April, 19 76

My Commission Expires: 1-29-77

Barbara E. Johnson
Notary Public