BOOK 5042 PAGE 362

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

DEARBORN & EWING, ATTORNEYS, NASHVILLE, TENNESSEE

MAIL

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
M. L. Barrett (NAME)	First American National Bank (NAME)	106-
976 Murfreesboro Rd. (STREET ADDRESS OR ROUTE NUMBER)	First American Center (STREET ADDRESS)	129
Nashville 37217 (CITY) (STATE) (P. O. ZIP)	Nashville 37238 (CITY) (STATE) (ZIP)	Pal

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

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO M. L. Barrett and wife, Rachel S. Barrett

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. 1 on the Plan of Millwood, Section 2, as of record in Book 4595, page 152, Register's Office for said County and more particularly described as follows:

Beginning at a point in the Southwesterly margin of Millwood Drive, said point being North 41°00' East from the Southeast right-of-way return at the intersection of Murfreesboro Road and Millwood Drive; thence North 49°00' West 156.4 feet to a concrete monument; thence North 41°00' East 258.16 feet to a concrete monument in the Westerly margin of Millwodd Drive; thence with same the following courses and distances: South 16°00' East 77.90 feet to a concrete monument; thence with a curve having a radius of 200 feet Southwestwardly 198.97 feet to a concrete monument; thence South 41°00' West 48 feet to the point of beginning.

Being 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, and the other from Sue Adams Andrews and Nelson C. Andrews, Trustee, of record in Book 4566, page 716, in the Register's Office for Davidson County, Tennessee, 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, said Register's Office.

The above property is subject to any liens, easements or restrictions of record in the Register's Office for Davidson County, Tennessee.

The Grantees hereby expressly agree to assume all of the indebtedness secured by that certain deed of trust executed by Henry Hudson and wife, Ruth C. Hudson, to William K. Beasley, Trustee, dated October 30, 1973, recorded November 5, 1973, or record in Book 4761, page 881, Register's Office for Davidson County, Tennessee, to secure an indebtedness evidenced by a promissory note of even date in the original principal amount of $100,000.00 payable to First American National Bank of Nashville.

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 _____ hand _____ this 2 ND day of July, 19 76

Henry Hudson

Henry Hudson

BOOK 5042 PAGE 363

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, John H. Demerich Jr., a Notary Public in and for said County and State, the within named Henry 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 this 2 day of July, 1976

Commission Expires: Nov. 13, 1979

John H. Demerich Jr.
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

TO M. L. Barrett and wife, Rachel S. Barrett

D 56940

T
IDENTIF. REFERENCE

JUL 6 1 07 PM '76
FELIX [illegible] REGISTER
DAVIDSON COUNTY, TENN.

RETURNED TO: Dearborn & Ewing
ATTORNEYS
NASHVILLE, TENN.

JUL-6-76	CONV	90,000.00			
JUL-6-76	CONV	10,000.00			
JUL-6-76	S'TAX		B*	260.00	
JUL-6-76	PR'FEE		B*	.50	
JUL-6-76	W'DEED		B*	4.00	* 264.50

STATE OF TENN.)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this conveyance is $ 100,000.00

Subscribed and sworn to before me this 2 day of July, 1976

My Commission Expires: 2-14-79

Notary Public