BOOK 5076 PAGE 984

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 15,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 9th DAY OF October, 19 76.

Notary Public

MY COMMISSION EXPIRES: 9-12-78

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
JOHNSON & EDWARDS, ATTORNEYS, 600 Stahlman Building, Nashville, Tennessee 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Timothy J. Hudson, et ux (NAME)	SAME (NAME)	MAP 7
Rt. 3 Happy Valley Rd. (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	PAR. 6
Goodlettsville, Tenn. 37072 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

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, Don L. Hudson and wife, Wanda S. Hudson,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Timothy J. Hudson and wife, Myrna J. Hudson,

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, in the 10th, formerly 20th, Civil District described according to a survey made by Lewis D. Justice, dated April 4, 1944, as follows: BEGINNING at an elm on the west bank of Mansker Creek at the north corner of the hereinafter described property; thence S. 20° 20' W. 78 feet to a twin hackberry; thence along the east line of M. M. Capp's property, S. 16° 50' E. 367.3 feet to a post; thence S. 5° 20' E. 134.6 feet to a cedar; S. 22° 50' E. 181 feet to a point in the center of a private road 18 feet East of an oak; thence with the center of the private road, N. 17° 10' E. 58 feet; N. 55° 40' E. 128 feet to a point in the center of Mansker Creek; thence with the center of the Creek, N. 7° 10' E. 155 feet; N. 16° 20' W. 90 feet; N. 31° 10' W. 168 feet; N. 50° 35' W. 193 feet and N. 23° 40' W. 103 feet to the beginning, containing 2.41 acres, more or less.

BEING the same property conveyed Don L. Hudson et ux, Wanda S. Hudson, by deed from Rosie Greer Williams, et vir, of record in Book 4979, Page 555, Register's Office Davidson County, Tennessee.

This is unimproved ( ) improved ( ) property, known as Happy Valley Road, Goodlettsville, Tennessee 37072
(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 9th day of October, 19 76

Don L. Hudson

Wanda S. Hudson

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STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Don L. Hudson, and wife, Wanda S. 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 Goodlettsville, Tennessee, this 9th day of October, 1976.

Commission expires 9-12-78

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 Don L. Hudson, et ux

TO Timothy J. Hudson, et ux

D 71893

IDENTIFICATION REFERENCE

OCT 12 10 42 AM '76

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

OCT 12 76	CONV	15,500.00			
OCT 12 76	S'TAX		B*	40.30	
OCT 12 76	PR'FEE		B*	.50	
OCT 12 76	W'DEED		B*	4.00	* 44.80