WARRANTY DEED

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THIS INSTRUMENT WAS PREPARED BY

DEARBORN & EWING, ATTORNEYS, NASHVILLE, TENNESSEE

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Charles W. Mars (NAME)	(NAME)	120-6
200 Elza Drive (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	33
Oak Ridge, TN 37830 (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, Henry Hudson and wife, Ruth C. Hudson

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Charles W. Mars and wife, Ruby G. Mars

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 the 2nd Civil District of Davidson County, Tennessee, described as follows:

Beginning at a point on the northerly margin of Murfreesboro Road and the easterly margin of the right-of-way of the spur track of the L & N Railroad at an iron pin; thence with the right of way of said spur track northeasterly 581.77 feet to the westerly margin of McGavock Pike at an iron pin; thence with the same South 4 deg. 45' West 261.94 feet to an iron pin; thence North 55 deg. 44' West 158.27 feet to an iron pin; thence South 34 deg. 18' West 300 feet to an iron pin in the northerly margin of Murfreesboro Road, as widened; thence with a line which is north of and at all points 70 feet from the center line of Murfressboro Road in a westerly direction 138.97 feet, more or less, to the beginning.

Being part of the same property conveyed to Henry Hudson and wife, Ruth Hudson, by deed from Casel Properties, a limited partnership, of record in Book 4563, page 938, Register's Office for said County.

It is understood and agreed by the parties hereto that Grantees will assume the indebtedness secured by the deed of trust of record in Book 4255, page 65, as amended by Instrument of record in Book 4265, page 515, said Register's Office, payable to Gulf Life Insurance Company of Jacksonville, Florida.

The above described property is conveyed subject to the reservations of title listed on Exhibit A attached hereto and made a part hereof.

unimproved ( )
This is improved ( ) 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 my hand this 12th day of April, 1977

Henry Hudson
HENRY HUDSON

Ruth C. Hudson
RUTH C. HUDSON

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STATE OF Tennessee)
COUNTY OF Knox)

Personally appeared before me, Margaret Combs, a Notary Public in and for said County and State, the within named Henry Hudson and wife, Ruth C. Hudson, the bargainor s, 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 Knoxville, Tennessee, this 2 day of May, 1977

Commission Expires: June 22, 1979

Margaret Combs
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,
Ruth C. Hudson
TO
Charles W. Mars and wife,
Ruby G. Mars

E04016

IDENTIF. REFERENCE

MAY 16 3 10 PM '77

REGISTER
DAVIDSON COUNTY, TENN.

RETURN TO:
Dearborn & Ewing
ATTORNEYS
NASHVILLE, TENN.

MAY16'77	CONV	*	.00 475.000.00	
MAY16'77	S'TAX		B* 1,235.00	
MAY16'77	PR'FEE		B* .50	
MAY16'77	D'DEED		B* 6.00	* 1,241.50

STATE OF Tennessee)
COUNTY OF Anderson)

The actual consideration or value, whichever is greater, for this conveyance is $ 175,000.00

Charles W. Mars

Subscribed and sworn to before me this 27 day of April, 1977

My Commission Expires: 8/20/79

Phyllis A. Condra
Notary Public

EXHIBIT A

1. 1977 Metropolitan Government Taxes -- a lien, but not yet due and payable.

2. All questions of boundary lines and location of improvements and area contained in the said property, and rights of parties in possession, dependent upon a correct survey for determination.

3. Lack of direct access to the controlled access highway on a portion of the Murfreesboro Road frontage, as such right of access has been vested in the State of Tennessee by decree entered in Minute Book 9, page 29, Fifth Circuit Court of Davidson County, in the cause of State of Tennessee v. Loula May Smith, et al, a certified copy of which is of record in Book 4037, page 973, Register's Office for Davidson County, Tennessee.

4. Deed of trust executed by Henry Hudson and wife, Ruth C. Hudson, to J. Robert Cannon, Trustee, of record in Book 4255, page 65, said Register's Office, to secure to Gulf Life Insurance Company of Jacksonville, Florida, the payment of a note in the original principal amount of $225,000.00. Said deed of trust was amended by instrument of record in Book 4265, page 515, said Register's Office.