BOOK 5271 PAGE 557

TENNESSEE WARRANTY DEED

COURIER NEWS CLINTON, TENN.

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MAP 120-6-33

" 120-6-45.2

WARRANTY DEED

This Indenture, Made this 2nd day of February , A.D. 19 78 , between

HENRY HUDSON AND WIFE, RUTH HUDSON

of Davidson County in the State of Tennessee of the first part, and

CHARLES W. MARS AND WIFE RUBY G. MARS

of Anderson County, Tennessee of the second part.

Witnesseth: That the said parties of the first part, for and in consideration of the sum of One Dollar ($1.00) and other good and valuable considerations, to them in hand paid by the said parties of the second part, the receipt of which is hereby acknowledged, and the further consideration of the assumption by the parties of the second part of all the remaining obligations and liabilities of the parties of the first part under that certain mortgage from Henry Hudson and wife, Ruth Hudson, to Vaden Lackey, Jr., Trustee for Fidelity Federal Savings & Loan Association of Nashville, in the original principal sum of $93,750.00, dated January 13, 1972, recorded in Book 4569 page 137 in the Register's Office of Davidson County, Tennessee, having an outstanding principal balance as of this date of $_____

have granted, bargained, sold and conveyed, and do hereby grant, bargain, sell, and convey unto the said parties of the second part, the following described premises, to wit:

Situated in the Second Civil District of Davidson County, Tennessee, and more particularly described as follows:

BEGINNING at a point in the westerly margin of McGavock Pike, 30 feet south of an iron pin marking the southeast corner of the property leased to Wilson & Company; thence south 4 deg. 45 min. west along said westerly margin 150 feet to an iron pin; thence south 63 deg. 30 min. west 36.1 feet to a concrete monument in the northerly margin of Murfreesboro Road; thence north 58 deg. 2 min. west 119.6 feet to a point; thence north 34 deg. 18 min. east 134.33 feet to a point; thence south 85 deg. 15 min. east to the point of beginning.

Together with a 30 foot common easement running from McGavock Pike to Murfreesboro Road, along the northerly boundary of subject property.

This being the same property conveyed to Henry Hudson and wife, Ruth Hudson, by deed from Casel Properties, a limited partnership of which Ervin M. Entrekin is a general partner, of record in Book 4563 page 938 in the Register's Office of Davidson County, Tennessee.

I, or we, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $ 150,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale. Charles W. Mars

Affiant

Subscribed and sworn to before me this the 4th day of Feb., 19 78.

NOTARY PUBLIC ANDERSON COUNTY

My commission expires 6-23-81

Notary Public

This instrument prepared by Philip A. Condra, Atty. Address Town Hall Building, Oak Ridge, Tenn.

Name of person or agency responsible for the payment of the real property taxes.

Name Charles W. Mars & wife, Ruby G. Mars Address 200 Elza Drive, Oak Ridge, TN 37830

This conveyance is subject to any easements, reservations, restrictions and conditions as shown in the deed hereinbefore referred to.

This conveyance is also subject to a lease from Henry Hudson and wife, Ruth C. Hudson, as leasors, to Burger Chef Systems, Inc., as leasee, dated May 10, 1968, of record in Book 4255, page 466, said Register's Office, and the assignment of this lease from Henry Hudson and wife, Ruth C. Hudson, to Fidelity Federal Savings and Loan Association of Nashville, to secure the indebtedness in the original principal sum of $93,750.00, being assumed by the parties of the second part hereto, of record in Book 4569, page 143, said Register's Office.

APR 10 78	CONV	90,000.00			
APR 10 78	CONV	60,000.00			
APR 10 78	S'TAX		B*	390.00	
APR 10 78	PR'FEE		B*	.50	
APR 10 78	W'DEED		B*	4.00	* 394.50

with the hereditaments and appurtenances thereto appertaining, hereby releasing all claims to homestead and dower therein. To have and to hold the said premises to the said part ies of the second part, their heirs and assigns forever.

And the said part ies of the first part, for themselves and for their heirs, executors and administrators, do hereby covenant with the said part ies of the second part, their heirs and assigns, that they are lawfully seized in fee-simple of the premises above conveyed, and they have full power, authority and right to convey the same; that said premises are free from all encumbrances; except as hereinbefore provided and current taxes which are prorated as of the date of this deed,

and that they will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

In Witness Whereof the said part ies of the first part have hereunto set their hand and seal the day and year first above written.

IDENTIF. REFERENCE
APR 10 3 09 PM '78
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

E 58951

Signed, sealed and delivered in presence of:

Henry Hudson (L. S.)

Henry Hudson

(L. S.)

Ruth Hudson (L. S.)

Ruth Hudson

(L. S.)

STATE OF Tennessee }
Davidson County } ss.

Personally appeared before me, Sonya S. Piper, a Notary Public in and for said County, the within named bargainors Henry Hudson and wife, Ruth Hudson

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 office this 2nd day of February A.D. 1978

My Commission Expires 9/21/81, 1981

Sonya S. Piper Notary Public.

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE