5827 09/01 117.00- CHECK

# WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
ROCHELLE & CALLIS — ATTORNEYS AT LAW

BOOK 5789 PAGE 902

| ADDRESS NEW OWNER(S) AS FOLLOWS | SEND TAX BILLS TO | MAP-PARCEL NUMBERS |
|---|---|---|
| James H. Hudson | National Mortgage Company | Map- 65-13 |
| (NAME) 4805 Whittier Drive | (NAME) 4041 Knight Arnold Road | Parcel - 44 |
| (STREET ADDRESS OR ROUTE NUMBER) Old Hickory, TN 37138 | (STREET ADDRESS) Memphis, TN 38118 | 4D - 60260 |
| (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~~ I, BESSIE N. MOSELEY, a single person

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JAMES H. HUDSON and wife, SUE M. HUDSON, as tenants by the entireties,

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. 57 on the Plan of Sherwood Forest Subdivision, Section III, of record in Book 4460, Page 81, Register's Office, Davidson County, Tennessee.

Said Lot No. 57 fronts 84 feet on the easterly margin of Whittier Drive, and runs back 173.67 feet on the north sideline, and 113.61 feet on the south sideline, and measures 10.51 feet to a point, thence 79 feet across the rear lot line.

Being the same property conveyed to Bessie N. Moseley by deed of record in Book 5354, Page 801, Register's Office of Davidson County, Tennessee.

As part of the consideration hereof Grantees assume the indebtedness owing to Thomas & Hill, Inc. as evidenced by instrument of record in Book 4689, Page 132, Register's Office of Davidson County, Tennessee.

This conveyance is made subject to the following:
(1). Setback lines, easements and other encumbrances contained in the Plan of Sherwood Forest, Section III, of record in Book 4460, Page 81, Register's Office of Davidson County, Tennessee.
(2). Restrictive covenants for Sherwood Forest, Section III, of record in Book 4465, Page 184, and amended by instrument of record in Book 4482, Page 427, are made applicable by instrument of record in Book 4593, Page 690, all in the Register's Office of Davidson County, Tennessee.

unimproved( )
This is improved X property, known as 4805 Whittier Drive, Old Hickory, TN 37138.

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.

POSSESSION to be given August 27, 1981.

Witness my hand this 26th day of August, 1981.

Bessie N. Moseley
BESSIE N. MOSELEY

STATE OF TENNESSEE )

COUNTY OF WILSON )

BOOK 5789 PAGE 903

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named BESSIE N. MOSELEY the bargainor(s) X X X X X X X X X X X X 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 Mt. Juliet, Tennessee, this 26th day of August, 1981.

Commission Expires: 6-12-85

Marilyn D. Pierce
Notary Public

STATE OF _____ )

COUNTY OF _____ )

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____, with whom I am personally acquainted and who upon (his oath, their several oaths) acknowledged (himself, Themselves) to be the _____ and _____ respectively of _____ 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

BESSIE N. MOSELEY

TO

JAMES H. HUDSON and wife,
SUE M. HUDSON

G 5 8 1 2 3

IDENTIF. REFERENCE

RUSH

SEP 1 9 19 AM '81

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Rochelle & Callis
ATTORNEYS
LEBANON and MT. JULIET
TENNESSEE

STATE OF TENNESSEE )

COUNTY OF WILSON )

I, or We, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is $42,500.00 which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

James H. Hudson
Affiant

Subscribed and sworn to before me this the 26th day of Aug., 1981.

Marilyn D. Pierce
NOTARY PUBLIC

MY COMMISSION EXPIRES: 6-12-85

**OFFICIAL RECEIPT**
**FELIX Z. WILSON, II**
**REGISTER OF DAVIDSON COUNTY**
**NASHVILLE, TENNESSEE**

RECEIVED OF BOOK 5789 PAGE 904

FOR

| | | |
|---|---|---|
| CO - CONVEYANCE | CC - CERTIFIED COPY | MISC - MISCELLANEOUS |
| MO - MORTGAGE | REL - RELEASE | CO TX - STATE TAX CONVEY |
| WD - WARRANTY DEED | UCC - UNIFORM COMMERCIAL CODE | MO TX - STATE TAX MORT |
| TD - TRUST DEED | | PRFEE - PROBATE FEE |

| DATE | SYMBOL | VALUATION | TAX AND FEES | TOTAL PAID |
|---|---|---|---|---|
| | | | 42500.00- | CO |
| | | | 110.50 | CO TX |
| | | | .50 | PRFEE |
| | | | 6.00 | WDEED |
| | | | CHECK | 117.00- |
| 5827A09/01/81 | | | BAL | .00 |

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**

58123

IDENTIF. REFERENCE

SEP 1 9 19 AM '81

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

**No.** 841406