131 02/08 93.08- CHECK

WARRANTY DEED

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 33,519.79

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF February, 19 80

Notary Public

MY COMMISSION EXPIRES: [illegible]

THIS INSTRUMENT WAS PREPARED BY: Douglas R. Berry, 907 Two Mile Pky., Goodlettsville, TN 37072

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
MICHAEL T. HUDSON, et ux (NAME)	ALLSTATE ENTERPRISES MTGE. CORP. (NAME)	51-14
324 Walton Lane (STREET ADDRESS OR ROUTE NUMBER)	104 Wilmot, Suite 500 (STREET ADDRESS)	4
Madison, Tennessee (CITY) (STATE) (P. O. ZIP)	Deerfield, Illinois 60015 (CITY) (STATE) (ZIP)	11D 16035

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, CLAUDE A. CANTER and wife, KATHIE M. CANTER

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO MICHAEL T. HUDSON and wife, SHIRLEY B. 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, being part of Lot No. 15 on the Map of the Subdivision of the Herbert Anderson Tract, being part of the N. O. Love Estate, as of record in Book 421, page 37, Register's Office for said county.

Beginning at an iron pin the north margin of Walton Lane opposite of a galvanized iron rail set in the center line of said lane being 1,601.7 feet west of the west wall of the United States Military Cemetary; thence with the northerly margin of Walton Lane North 88° West 87 feet to the southeast corner of the property conveyed to John C. Webb and wife, as revised by deed from E. E. Russell and wife, being Webb's east property line said point likewise being 176.4 feet east of the line between Lots No. 15 and 16 on said Plan; thence with Webb's east line North 2° East 301.5 feet to an iron pin being Webb's northeast corner and the northwest corner of the lot; thence south 45° 13' East 128.07 feet to an iron pin; thence South 2° East 207.5 feet to the beginning.

Being the same property conveyed to Claude A. Canter and wife, Kathie M. Canter by deed from Robert B. Beck and wife, Martha Lu Beck, of record in Book 5006, page 580, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 324 Walton Lane, Madison, Tennessee 37115
(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 6th day of February, 19 80

Claude A. Canter
CLAUDE A. CANTER

Kathie M. Canter
KATHIE M. CANTER

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Claude A. Canter and Kathie M. Canter

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 6th day of February, 1980

Commission Expires October 17, 1982 — Notary Public.

STATE OF _____
_____ 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 {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 the _____ day of _____, 19____

My commission expires _____ Notary Public

As a part of the consideration for this conveyance the Grantees herein expressly assume and agree to pay the balance owing on that certain promissory noted dated March 17, 1976, in the original principal sum of $19,900.00 secured by and fully described in the Deed of Trust of even date therewith recorded in Volume 5006, page 582, Deed of Trust Records of Davidson County, Tennessee, and hereby expressly assume the obligation of Claude A. Canter under the terms of the instruments creating said loan, to indemnify the Veterans Administration to the extent of any claim payment arising from the guaranty or insurance of the indebtedness above mentioned, this agreement of assumption being evidenced by their acceptance of this deed.

WARRANTY DEED

FROM
CLAUDE A. CANTER, et ux

TO
MICHAEL T. HUDSON, et ux

F 75635 RUSH

IDENTIF. REFERENCE

FEB 8 9 27 AM '80

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

DOUGLAS R. BERRY
Attorney At Law
907 Two Mile Pky.
Goodlettsville, TN 37072
(615) 859-4086

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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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
			33319.79- CO 86.58 CO TX .50 PRFEE 6.00 WDEED CHECK 93.08- 163 A02/08/80 BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F. 75635

IDENTIF. REFERENCE

FEB 8 9 27 AM '80

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TENN.

No. 740981