File Box 24

BOOK 7044 PAGE 153

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$59,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF November, 1986.

Notary Public

MY COMMISSION EXPIRES: 5/13/89

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Harold Reeves, Attorney (NAME) 640 Spence Lane Nashville, Tn. 37217 (ADDRESS)

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ricky J. & Shirley H. Hudson (NAME)	Same - Owner (NAME)	Map 149-13
753 Reeves Road (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Par. 17
Antioch, Tennessee 37013 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	02DU-14700

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, Clarance W. Gates and wife, Mary A. Gates

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Ricky J. Hudson and wife, Shirley H. 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:

BEING Lot No. 198 on the Plan of Debra Heights, Section, of record in Book 3700, page 39, Register's Office for Davidson County, Tennessee.

SAID Lot No. 198 fronts 80.14 feet on the southerly side of Reeves Road and runs back 142.34 feet on the westerly line and 156.94 feet on the easterly line to a broken line measuring 68.13 feet thereon.

BEING the same property conveyed to Clarence W. Gates and wife, Mary A. Gates by deed from O. W. Cooper, Jr. and wife, Helen B. Cooper of record in Book 4149, page 171, Register's Office for Davidson County, Tennessee.

THIS conveyance subject to Restrictive Covenants of record in Book 3949, page 404 and as amended in Book 3977, page 632, and such easements and setback lines of record in Book 3700, page 39, said Register's Office.

THIS conveyance subject to Deed of Trust payable to Fleet Funding of record in Book 4149, page 172, Register's Office for Davidson County, Tennessee.

Clarence W. Gates and Clarance W. Gates are one and the same person

This is unimproved ( ) improved (xx) property, known as 753 Reeves Road (House Number) (Street) Antioch, Tennessee 37013 (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 hands this 14th day of November, 1986

Clarance W. Gates
Clarance W. Gates

Mary A. Gates
Mary A. Gates

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, The undersigned, a Notary Public in and for said County and State, the within named Clarance W. Gates and Mary A. Gates

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 Nashville, Tennessee, this 14th day of November 19 86

Commission expires 5/13/89

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) (themselves) (himself) acknowledged 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

7098 11/19 17:.70- CHECK

6 4 7 6 6

IDENTIFICATION REFERENCE

Nov 19 11 07 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

WARRANTY DEED

FROM

Clarence W. Gates and wife,

Mary A. Gates

TO

Ricky J. Hudson and wife,

Shirley H. Hudson

title escrow, inc.
suite 218
640 spence lane
nashville, tennessee 37217

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

59000.00- CAPT.
165.20 CSTAX
.50 PRFEE
6.00 WDFEE
CHECK 171.70-
7698AM 11/19/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

6 4 7 6 6

IDENTIFICATION REFERENCE

Nov 19 11 07 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No.13628