BOOK 7144 PAGE 166 FORM NO. WD-1

File Box 24

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $46,500.00

James L. Hudgins
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF February 19 87.

Notary Public

MY COMMISSION EXPIRES: 2-9-89

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Harold Reeves, Attorney 640 Spence Lane Nashville, Tn. 37217
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James L. Hudgins (NAME)	MLA, Inc. (Mortgagee) (NAME)	MAP 86-2
6016 Baltic Drive (STREET ADDRESS OR ROUTE NUMBER)	24315 Northwestern Highway (STREET ADDRESS)	PAR. 5
Hermitage, TN. 37076 (CITY) (STATE) (P. O. ZIP)	Southfield, MI. 48075 (CITY) (STATE) (ZIP)	04D 01540

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, Charles E. Gann and wife, Bobbie J. Gann

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James L. Hudgins and wife, Brenda F. Hudgins

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. 134 on the Plan of Dodson Heights of record in Book 2900, Page 113, Register's Office, Davidson County, Tennessee.

BEING the same property conveyed to Charles E. Gann and wife, Bobbie J. Gann by deed from Gary W. Gann, unmarried of record in Book 5449, Page 275, Register's Office, Davidson County, Tennessee.

This conveyance is subject to restrictions of record in Book 3130, Page 623, and as amended in Book 3161, Page 279, said Register's Office.

This conveyance is subject to public utilities easement and building setback line of record in Book 2900, Page 113, said Register's Office.

This conveyance is subject to any and all existing easements of record.

9.62 9 8

IDENTIFICATION REFERENCE

FEB 23 2 01 PM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

This is unimproved (X) improved property, known as 6016 Baltic Drive, Hermitage, TN. 37076
(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 18th day of February, 19 87

Charles E. Gann

Bobbie J. Gann

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 Charles E. Gann and wife, Bobbie J. Gann

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 Nashville, Tennessee, this 18th day of February 19 87

Commission expires 7-9-89

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 (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 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

WARRANTY DEED

FROM
Charles E. Gann
Bobbie J. Gann

TO
James L. Hudgins
Brenda F. Hudgins

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
			[illegible] CONT,	
			138.89 CSTAX	
			.50 PREC	
			6.00 WDTF	
			CHECK	136.71-
			37140.02/23/87 BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

9: 6: 2, 9 8.

IDENTIFI REFERENCE

FEB 23 2 01 PM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 48637