BOOK 7976 PAGE 355 FILE BOX 46

FORM No. WD-1

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 52,905.79

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF November 19 89

Notary Public

MY COMMISSION EXPIRES: My Commission Expires Nov. 21, 1992 (AFFIX SEAL)

STEVEN G. WATERS NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
STEVEN G. WATERS – 3401 WEST END AVE. SUITE 545 – NASHVILLE, TN. 37203

NAME		ADDRESS
ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James A. Hudson	GMAC Mortgage Corporation	107-5-A 111.00 CO
(NAME)	(NAME)	
111 Five Oaks Drive	3451 Hammond Avenue	2DA 64992
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, TN 37217	Waterloo, Iowa 50704-0780	
(CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, Frank D. Ash and wife, Cynthia J. Breland

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James A. Hudson and wife, Ernestine 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 Lot No. 111 on the plan of Five Oaks, a Planned Unit Development, of record in Book 5200, page 355, Register's Office for said County, and to which plan and record thereof are incorporated herein and made a part hereof by reference.

Being the same property conveyed to Frank D. Ash and wife, Cynthia J. Breland by deed from Betty B. Trainer and husband, Steve Trainer of record in Book 6862, page 924, Register's Office, Davidson County, Tennessee.

Subject to restrictions of record in Book 5781, page 563, Book 5784, page 521, Book 5784, page 563 and Book 5957, page 930, said Register's Office.

It is understood and agreed that part of the consideration for the transfer of this property is the agreement of the grantees to assume the unpaid balance of a note secured by a first mortgage deed of trust to Norwest Mortgage, Inc., of record in Book 6862, page 927, Register's Office for Davidson County, Tennessee, and also that the escrow account in connection with the aforesaid deed of trust is hereby transferred to the said grantees. The said deed of trust has since been assigned to GMAC Mortgage Corporation.

Patrick Thornton executed this instrument on behalf of Frank D. Ash and wife, Cynthia J. Breland pursuant to a Power of Attorney which is being placed of record currently herewith.

unimproved ( ) This is improved (XX) property, known as 111 Five Oaks Drive, Nashville, TN 37217
(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 2nd day of November, 19 89

Frank D. Ash
Frank D. Ash
by Patrick Thornton his Attorney in Fact

Cynthia J. Breland
Cynthia J. Breland
by Patrick Thornton her Attorney in Fact

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

_____

the bargainor _____, with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____, Tennessee, this _____ day of _____ 19 _____

Commission expires _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF

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 (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that (he / they) as such _____ and _____ being authorized so to do, execute 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

92 8 6 7 TIF. REFERENCE 2:45 PM '89

1117 11/03 0101 03CHECK 178.27

WARRANTY DEED

FROM
Frank D. Ash and wife, Cynthia J. Breland

TO
James A. Hudson and wife, Ernestine Hudson

RETURN TO:
Hallmark Title Company
3401 West End Ave. Suite 545
Nashville, Tn. 37203

STEVEN G. WATERS
Attorney at Law

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the named Patrick Thornton, with whom I am personally acquainted and who acknowledged that he executed the within instrument on behalf of Frank D. Ash and wife, Cynthia J. Breland as their Attorney in Fact as their free act and deed of the within named Frank D. Ash and wife, Cynthia J. Breland.

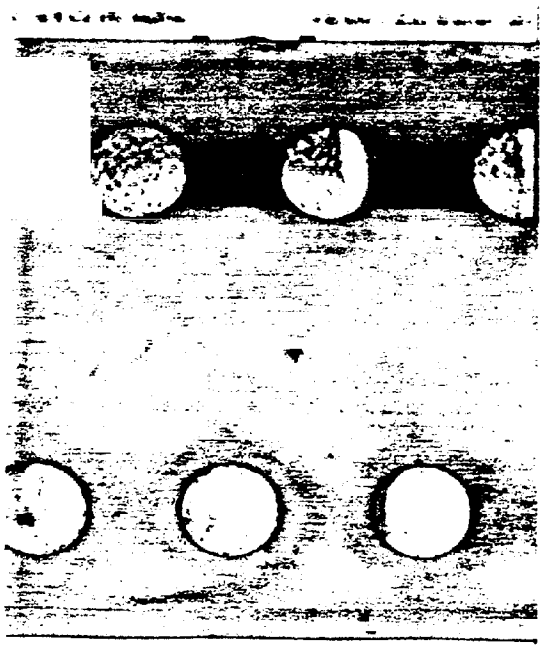
Witness my hand and official seal at Nashville, Tennessee, this 2nd day of November, 1989.

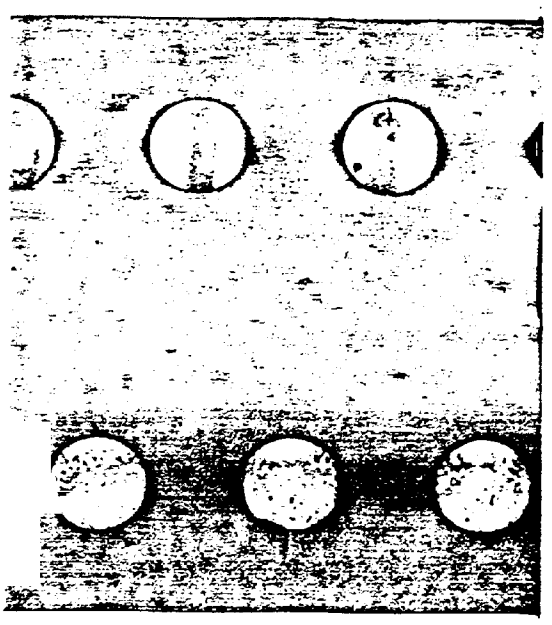
My Commission Expires: _____

_____
Notary Public

STATE OF TENNESSEE
NOTARY PUBLIC
LARGE

My Commission Expires Nov. 21, 1992





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7976 PAGE 357

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

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

CAMT 51905.79
CON TX 171.27
PRFEE 1.00
WDEED 6.00
TOTAL 178.27
CHECK 178.27

11/03/89 01 14:45 0001 1117

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

79286

IDENTIF. TREFERENCE

NOV 3 2 45 PM '89

FELIX Z. WILSON
DAVIDSON COUNTY TN.

No. 264001