# WARRANTY DEED

FILE BOX 61

| THIS INSTRUMENT PREPARED BY: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| Safetrans<br>10125 Crosstown Circle,<br>suite 380<br>Eden Prairie, MN 55344 | Leader Federal<br>(NAME)<br>158 Madison Ave.<br>(STREET ADDRESS)<br>Memphis, Tn. 38103<br>(CITY) (STATE) (ZIP) | Map 117-16<br>Parcel 237 |

BOOK 8098 PAGE 655

**THIS INDENTURE**, made and entered into this 30th day of April, 19 90, by and between

James V. Ransom and Joan K. Ransom, husband and wife — party of the first part, and

John T. Hudy and wife, Annette Gaddes Hudy — party of the second part,

**WITNESSETH:** That for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in Nashville County of Davidson State of Tennessee,

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 34-B ZONE LOT DIVISION, LOTS NOS. 33 AND 34 S.F. & C.D. MORROW'S SUBDIVISION, AS OF RECORD IN BOOK 6900, PAGE 320, AMENDING BOOK 332, PAGE 86, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS BEING MADE FOR A MORE COMPLETE LEGAL DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO JAMES V. RANSOM AND WIFE, JOAN K. RANSOM BY DEED FROM GEORGE ANTON AND WAYNE BRYANT AND HOWARD W. ANDERSON AND MARK H. ANDERSON, OF RECORD IN BOOK 7282, PAGE 101, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

**TO HAVE AND TO HOLD** The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his heirs, successors and assigns in fee simple forever.

And the said party of the first part does hereby convenant with the said party of the second part that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered,

and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

**WITNESS** the signature of the said party of the first part the day and year first above written.

James V. Ransom

Joan K. Ransom

**INDIVIDUAL**

STATE OF TENNESSEE,
COUNTY OF Davidson

Personally appeared before me, Alison F. Hamilton, a Notary Public of said County and State, James V. Ransom and Joan K. Ransom, husband and wife, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 7th day of July, 19 89.

My Commission Expires 9th day of October, 19 91.

Alison F. Hamilton
Notary Public

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is, $102,800.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 30th day of April, 19 90

NOTARY PUBLIC

My commission expires 5-8-91

**PROPERTY ADDRESS:**

John & Annette Hudy
1133 Morrow Ave.
Nashville, Tn. 37204

Chicago Title Insurance Company
61 Adams Ave.
Memphis, Tennessee 38103

F 7000 R 8 86

# WARRANTY DEED

FROM

TO

5757 04/30 0101 03CHECK 34.24

BOOK 8098 PAGE 656

Compliments of

**Chicago Title Insurance Company**
**61 Adams Avenue**
**Memphis, Tennessee 38103**

22648

REFERENCE TO TITLE

APR 30 1 55 PM '90

**ATTORNEY IN FACT**

STATE OF TENNESSEE, }
COUNTY OF }

On this _____ day of _____, 19____, before me personally appeared _____, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of _____, and acknowledged that ___he___ executed the same as the free act and deed of said _____.

Witness my hand, at office, this _____ day of _____, 19____.

_____
Notary Public

My Commission Expires _____ day of _____, 19____.

**CORPORATE**

STATE OF TENNESSEE, }
COUNTY OF }

Before me, _____, a Notary Public of said State and County aforesaid, personally appeared _____, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself (or herself) to be _____ of the _____, the within named bargainor, a corporation, and that ___he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself (or herself) as _____.

Witness my hand and seal, at office in _____, this the _____ day of _____, 19____.

_____
Notary Public

My Commission Expires _____ day of _____, 19____.

**PARTNERSHIP**

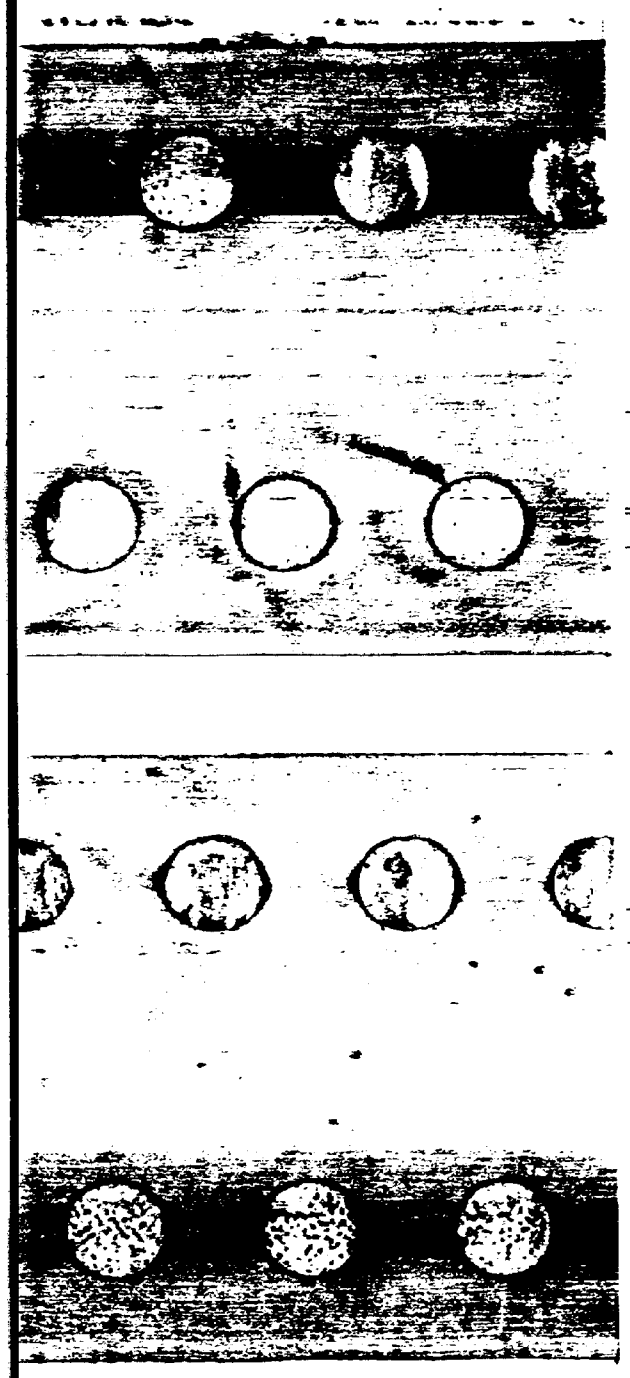
STATE OF TENNESSEE, }
COUNTY OF }

Before me, _____, a Notary Public of said State and County aforesaid, personally appeared _____, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself (or herself) to be a partner of _____, the within named bargainor, a partnership, and that ___he as such partner, executed the foregoing instrument for the purpose therein contained, by signing the name of the partnership by himself (or herself) as partner.

Witness my hand and seal, this _____ day of _____, 19____.

_____
Notary Public

My Commission Expires _____ day of _____, 19____.



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

RECEIVED OF _____

FOR _____

BOOK 8098 PAGE 657

| | | |
|---|---|---|
| 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 |
|---|---|---|---|---|
| | | | CAMT 102800.00 | |
| | | | CON TX 339.24 | |
| | | | PRFEE 1.00 | |
| | | | WDEED 6.00 | |
| | | | TOTAL 346.24 | |
| | | | CHECK 346.24 | |
| 04/30/90 | 01 | | 13:55 0001 5757 | |

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

22646

IDENTIF. REFERENCE

APR 30 1 55 PM '90

DAVIDSON COUNTY, TENN.

**No.** 314811