FILE NO. 28073 FILE BOX "7"

BOOK 8174 PAGE 231

FORM NO. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $64,570.65

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF JULY, 19 90

Notary Public

MY COMMISSION EXPIRES: 11-24-92

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
SATURN & MAZER, Attorneys, 212 Third Avenue, North, Nashville, Tennessee 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
RONNIE BROWN (NAME)	FLEET MORTGAGE CORPORATION (NAME)	73-13-145
2694 Traughber Drive (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 303 (STREET ADDRESS)	15DA 53355
Nashville, TN. 37206 (CITY) (STATE) (P.O. ZIP)	Milwaukee, Wisconsin 53201 (CITY) (STATE) (ZIP)	

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, I, TROY D. HUDSON, an unmarried person

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO RONNIE BROWN

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. 48, on the Plan of Mailan Heights, as of record in Book 1835, Page 90, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to Troy D. Hudson by Quitclaim Deed from Donna B. Hudson of record in Book 7959, Page 428, and by deed from Allen E. Ballard and wife, Sarah Ballard, of record in Book 7860, Page 646, Register's Office for Davidson County, Tennessee.

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 EXCELLA MORTGAGE CORPORATION, of record in Book 7860, Page 649, 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. SAID LOAN IS NOW WITH FLEET MORTGAGE CORPORATION.

unimproved ( )
This is improved (X) property, known as 2694 Traughber Drive, Nashville, Tennessee 37206
(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 my hand this 2nd day of July, 19 90

TROY D. HUDSON

Troy D. Hudson by Don J. Hudson atty-in-fact

STATE OF TENNESSEE
Davidson County

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, (or proved to me on the basis of satisfactory evidence) 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____.

_____Notary Public

Commission Expires_____

STATE OF TENNESSEE
Davidson County

Before me, _____a Notary Public in and for the 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 to be the _____

_____of the _____

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 as _____.

Witness my hand and official seal at _____, _____, this _____day of _____, 19____.

_____Notary Public

Commission Expires_____

4 9 22 7

WARRANTY DEED

FROM

TO

TENNESSEE REAL ESTATE TRANSFER

Aug 14 3 40 PM 90

FELIX P. MCCONNELL REGISTER DAVIDSON COUNTY

9730 08/14 0101 03CHECK 220.18

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this the 2nd day of July, 1990, before me personally appeared DON J. HUDSON, to be known to be the person who executed the foregoing instrument in behalf of TROY D. HUDSON as his attorney-in-fact, and acknowledged that he executed the same as the free act and deed of the said TROY D. HUDSON, as though he personally had acted.

WITNESS my hand and official seal at Nashville, Tennessee, this the 2nd day of July, 1990.

James S. Driver
NOTARY PUBLIC

NOTARY PUBLIC DAVIDSON COUNTY TENNESSEE

My Commission Expires : 11-21-92









OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 8174 PAGE 233

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TAX - STATE TAX CONVEY
MO TAX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL
				CAMT 64570.65
				CON TX 213.18
				PRFEE 1.00
				WDEED 6.00
				TOTAL 220.18
				CHECK 220.18
			08/14/90 01	15:42 0001 9730

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

49227

IDENTIFICATION REFERENCE

AUG 14 3 40 PM '90

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 346161