Realty 48A

WARRANTY DEED

BOOK 11023 PAGE 875

ELIZABETH J. SMITH NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires 1/29/2000

STATE OF TENNESSEE
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 118,700.00

X _____
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF July 19 98

_____
Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Lassiter, Tidwell & Hildebrand, 428 Wilson Pike Circle, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Alec W. Granath (NAME)	Franklin American Mortgage (NAME)	161-07 109
501 Hilson Court (ADDRESS)	214 Overlook Court, Suite 150 (ADDRESS)	
Nashville, TN 37211 (CITY) (STATE) (ZIP)	Brentwood, TN 37027 (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, David G. Hudson and wife, Tonya D. Hudson

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Alec W. Granath and Teresa R. VanHatten, husband and wife

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, TN, being Lot No. 31 on the Plan of McMurray Woods Additions, Section One, of record in Book 4675, Page 6 and 7, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to David G. Hudson and wife, Tonya D. Hudson by deed from Thomas K. McAfee and wife, Mary J. McAfee of record in Book 10536, Page 545, Register's Office for Davidson County, TN.

This description is the same used in the previous deed of record.

Subject to Restrictive Covenants in Book 4727, page 673 and all matters shown on the plan of record.

0463395
RECEIVED FOR REFERENCE
98 JUL 16 PM 3:35
REGISTER
DAVIDSON COUNTY, TN.

unimproved ( )
This is improved (X) property, known as 501 Hilson Court, Nashville, TN 37211
(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 ~~15th~~ 13th day of July 19 98

David G. Hudson

Tonya D. Hudson

STATE OF North Carolina
COUNTY OF Henderson

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named David G. Hudson and wife, Tonya D. Hudson

the bargainor s, 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 and official seal at First Citizen Bank this ~~15th~~ 13th day of July, 19 98.

Commission expires 3-28-99.

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 _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ 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

4581 07/16 0101 03CHECK 450.19

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

RECEIVED OF _____

FOR _____

BOOK 11023 PAGE 877

CO - CONVEYANCE
MO - MORTGAGE
WD - WARR..NTY DEED
TD - TRUST DEED

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

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

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			CAMT	118700.00
			CON TX	439.19
			PRFEE	1.00
			WDEED	8.00
			CFEE	2.00
			TOTAL	450.19
			CHECK	450.19
07/16/98	01	15:37	0001	4581

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0463395
IDENTIFICATION REFERENCE

98 JUL 16 PM 3:35

REGISTER
DAVIDSON COUNTY, TN.

No. 1320269