FILE BOX 45

BOOK 11351 PG. 211

WARRANTY DEED

DAVIDSON COUNTY, TENN. NOTARY PUBLIC AT LARGE ANITA LEE

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 78,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
19th DAY OF February 19 99

Notary Public

MY COMMISSION EXPIRES: ~~March 24, 2001~~ 5/25/200
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
METROPOLITAN ESCROW, INC., 217 Pineway Drive, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robert Hudson, Jr. (NAME)	Franklin American Mortgage (NAME)	MAP 96-10
2902 Dunmore Drive (ADDRESS)	501 Corporate Centre Drive; #400 (ADDRESS)	PARCEL 210
Nashville, TN 37214 (CITY) (STATE) (ZIP)	Franklin, TN 37067 (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, Jackie Gleaves and James A. Oldham, Co-Executors of the Estate of Fred H. Oldham HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Robert Hudson, Jr. and wife, Shelly 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:

BEING Lot No. 37, on the Plan of Twin Lawn Subdivision, of record in Book 2331, Page 9, Register's Office for Davidson County, Tennessee, and more particularly described as follows:

SAID Lot No. 37 fronts 75 feet on the northerly margin of Dunmore Drive and runs back between lines, 153 feet on the westerly line, and 164 feet on the easterly line, to a dead line in the rear, on which it measures 82 feet.

BEING the same property conveyed to Fred H. Oldham and wife, Mildred V. Oldham by deed from Riverwood Homes, Inc., of record in Book 2447, Page 253, Register's Office for said County. The said Fred H. Oldham now deceased, with Mildred V. Oldham having predeceased him. The undersigned Jackie Gleaves and James A. Oldham are the sole heirs of the Estate of Fred H. Oldham per will of record in the Seventh Circuit Court of Davidson County, Tennessee (Probate #98P1571).

unimproved ( )
This is improved (X) property, known as 2902 Dunmore Drive, Nashville, TN 37214
(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 19th day of February, 19 99

Jackie Gleaves

Jackie Gleaves

James A. Oldham

James A. Oldham

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 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_____ .

Commission expires _____ _____ Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ with whom I am personally acquainted and who and _____ 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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named Jackie Gleaves and James A. Oldham, Executor/Executrix for Fred H. Oldham, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained, and who further acknowledged that they is the Executor/Executrix of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 19th day of February, 1999.

My Commission Expires: 5/25/2000

ANITA LESTER
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

05519 1992
RECEIPT # REFERENCE
ID
99FEB23 AM10:55
RECORDED
DAVIDSON COUNTY, TN.
$010 02/23 0101 03CHECK 299.60

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11351 PG. 213

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	CFEE - COMPUTER FEE	PRFEE - PROBATE FEE

05519921
IDENTIF. # REFERENCE

99FEB23 AM10:55

REGISTER
DAVIDSON COUNTY, TN.

CAMT	780.00
ERR	CO
CAMT	780.00-
CAMT	78000.00
CON TX	288.60
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	299.60
CHECK	299.60

02/23/99 01 10:53 0001 901B

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1428236