BOX 50-B

~~PREPARED~~ BY:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE.
NASHVILLE, TN 37203

RETURN TO:

Davidson County DEEDWARR
Recvd: 10/10/03 11:53 2pgs
Fees:13.00 Taxes:1054.50

20031010-0150762

STATE OF TENNESSEE
COUNTY OF WILIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $285,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th day of October, 2003.

Notary Public

MY COMMISSION EXPIRES: ~~July 29, 2007~~ 5-7-07

(AFFIX SEAL)

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
MTC Title - Tennessee, LLC, 6 Cadillac Drive, Suite 190, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Stuart Hudson	SunTrust Mortgage, Inc.	116-12G-202CO
(NAME)	(NAME)	
202 Abbott Glenn Court	901 Semmes Ave	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215	Richmond VA 23220	
(CITY) (STATE) (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,

NELSON THORNTON TRABUE JR. AND WIFE, ELIZABETH TRABUE,

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

STUART 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 Unit No. 1-B on the Plan of Abbott Glenn Condominium of record in Book 6200, Page 254, and as shown on Exhibit A, Master Deed of record in Book 7364, Page 361, as amended in Book 7366, Page 665, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to Nelson Thornton Trabue, Jr. by deed dated October 6, 1987 from Belle Meade Builders, Inc., a Tennessee Corporation of record in Book 7373, Page 261, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 202 Abbott Glenn Court, Nashville, TN 37215

(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/our hand(s) this 9th day of October, 2003.

Nelson Thornton Trabue Jr.

Elizabeth Trabue

STATE OF TENNESSEE

COUNTY OF WILIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Nelson Thornton Trabue Jr. and wife, Elizabeth Trabue, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood , Tennessee this 9th day of October, 2003

Commission expires: July 29, 2007

Mandy R Baird

Notary Public

