Davidson County DEEDWARR
Recvd: 03/05/04 16:09 3pgs
Fees:18.00 Taxes:231.25



20040305-0025822

Instrument prepared by:
Wilson and Associates, P.L.L.C.
1521 Merrill Drive, Suite D-220
Little Rock, Arkansas 72211
V2033-129

SPECIAL WARRANTY DEED
(Corporation)

Special warranty deed made on the 16 day of February, 2004, by Centex Home Equity Company, LLC.

Grantor, being duly authorized by resolution of its board of directors or otherwise, hereby conveys to Steve Hudson and Edith Hudson, husband and wife, Grantees, the following land in Davidson County, Tennessee:

Being Lot No. 54, on the Plan of Dr.V.S. Lindsey's Addition to Edgefield, as of record in Plat Book 57, Page 25, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Centex Home Equity Company, LLC by Substitute Trustee's Deed from Arnold M. Weiss, Substitute Trustee filed November 18, 2003 as Instrument no. 20031118-0168251, in the records of the Register's Office of Davidson County, Tennessee.

Commonly known as: 705 Stockell, Nashville, TN 37207

TO HAVE AND TO HOLD the said real property above described, together with the privileges and appurtenances and hereditaments thereunto belonging or in any way appertaining unto Grantees and unto their heirs and assigns forever.

Grantor covenants that it is seized and possessed of the said land and has a right to convey it, and warrants the title against the lawful claims of all persons claiming by, through, and under it, but not further otherwise.

IN WITNESS WHEREOF, this indenture is executed in the name of the Grantor on the day and year first above written.

Centex Home Equity Company, LLC

BY: _____

ITS: Asst. Vice President

Acknowledgment

State of Texas

County of Dallas)ss

On this day before me, a Notary Public, personally appeared Terrell S. Jones **to me personally well-known, who acknowledged that he/~~she~~ is the** Asst Vice President **of Centex Home Equity Company, LLC, a corporation, and that he/she, as such officer, being authorized so to do, has executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself/~~herself~~ as such officer.**

Witness my hand and seal this 16 **day of February, 2004.**

AMI C. JONES
Notary Public, State of Texas
My Commission Expires
February 16, 2007

_____

Notary Public

My commission expires:

_____

(Seal)

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, $ 62,500, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Edith M. Hudson

Affiant

Subscribed and sworn to before me this 27th day of February, 2004.

Notary Public

SPENCER R. TALBOTT
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TN
MY COMMISSION EXPIRES JAN 27, 2007

My commission expires:

1/27/07

(Seal)

Property owner and party responsible
for payment of taxes:
Steve Hudson
705 Stockell
Nashville, TN 37207

Parcel #082-07-0 302.00

Return to:

Associates Closing & Title – HURON
11501 Huron Lane
Little Rock, AR 72211