Dav. Co. File Box 14-A
jtc file no. 17268-4

WARRANTY DEED



State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$149,900.00.**

Affiant

Subscribed and sworn to before me, this the 16th day of July, 2004.

Notary Public

My commission expires: 3/25/06 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Dennis K. Hudson Hazel P. Hudson	Franklin American Mortgage Company	Map 176-5B, Parcel 038.00CO
6404 Wildgrove Drive	501 Corporate Centre Drive, S/400	
Antioch, TN 37013	Franklin, TN 37067	

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,

The Monex Group, Inc. as Trustee for Wildgrove Land Trust

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

Dennis K. Hudson and wife, Hazel P. 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 Lot No. 133 on the Plan of Hickory Woods Estates, Section C, a Planned Unit Development, of record in Plat Book 6980, pages 885, 886, 887, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to Relocation Executive, Inc., as Trustee for Wildgrove Land Trust by Deed from Randy D. Mullhollen and wife, Deborah P. Mullhollen, of record in Instrument No. 20010711-0073861, dated May 14, 2001, Register's Office for Davidson County, Tennessee. Resignation of Relocation Executives, Inc. as Trustee and appointing The Monex Group, Inc., as Trustee as recorded in Instrument No. 20040302-0023654, Register's Office for Davidson County, Tennessee.

*and Instrument No. 20040720-0086135

This is improved (__X__) Unimproved (_____) property, known as **6404 Wildgrove Drive, Antioch, TN 37013**

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 **16th** day of **July, 2004.**

The Monex Group, Inc. as Trustee

By: Ellen Petracco, President
Ellen Petracco, President

Davidson County DEEDWARR
Recvd: 07/20/04 08:28 2pgs
Fees:13.00 Taxes:554.63



20040720-0086136

STATE OF FLORIDA
COUNTY OF Pinellas

Before me, the undersigned, a Notary Public, within and for the State and County aforesaid, personally appeared Ellen Petracco, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the President of the The Monex Group, Inc. as Trustee for Wildgrove Land Trust, the within named bargainor, a corporation, and that she as such President, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by herself as such President.

Witness my hand and official seal at Largo, Florida, this **16th** day of **July, 2004.**

_____
Notary Public

My Commission Expires:_____

Carlynda M. Kelly

CARLYNDA M. KELLY
My Comm Exp. 1/17/05
No. CC 994312
( ) Personally Known ( ) Other I.D.