FILE BOX 45

WARRANTY DEED

PATRICIA NICHOLLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 89,500.00

Yolanda Villarreal
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th day of July, 2005

Notary Public:

MY COMMISSION EXPIRES: 1/24/09
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Yolanda Villarreal	Long Beach Mortgage Company	Map 119
53 Jay Street	1400 S. Douglass Rd., Suite 100	Group 6
Nashville, TN 37210	Anaheim, CA 92806	Parcel 221

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

Michael Hudgins and wife, Margaret Hudgins

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto
Yolanda Villarreal, unmarried
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. 106 on the Map of Sterling Heights, Section Three, of record in Book 1424, Page 113, Register's Office for Davidson County, Tennessee, and more particularly described as follows:

Said Lot No. 106 fronts 63 feet on the south side of Jay Street and runs back 194.43 feet on the easterly line and 194.3 feet on the westerly line to a dead line in the rear, measuring 63 feet thereon.

Being the same property conveyed to Michael Hudgins, married, by deed from Secretary of Housing and Urban Development, of Washington, D.C. of record in Instrument 20040528-0063194, Register's Office for said County.

This conveyance is made subject to: (1) 2005 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 1424, Page 113, said Register's Office.

The said Margaret Hudgins joins in this conveyance to convey any and all marital interest she may have in said property.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 53 Jay Street, Nashville, TN 37210

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 hands this 13th day of July, 2005.

Michael Hudgins

Margaret Hudgins

Davidson County DEEDWARR
Recvd: 07/15/05 14:05 2 pgs
Fees:13.00 Taxes:331.15

20050715-0082470

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Michael Hudgins and wife, Margaret Hudgins, 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 Nashville, Tennessee, this 13th day of July, 2005.

My Commission Expires: 1/24/09

Notary Public

PATRICIA NICHOLLS
STATE
OF
TENNESSEE
NOTARY
PUBLIC
DAVIDSON COUNTY, TENN.

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