Davidson County DEEDWARR
Recvd: 02/26/07 12:26 1 pgs
Fees:13.00 Taxes:684.50

20070226-0023559

WARRANTY DEED

HUDSON-H06360

STATE OF Tennessee
COUNTY OF Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $185,000.00 .

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 30th DAY OF January, 2007.

(Affix Seal) Notary Public

My Commission Expires: 1/20/08

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
MIDDLE TENNESSEE ESCROW COMPANY, LLC
113 Hazel Path, Suite 1
Hendersonville, TN 37075 (615-264-8727)

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Cedric Hudson and wife, Loretta Hudson	Same	135-14-A-152
624 Rocky Mountain Parkway		
Antioch, TN 37013		

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, WILLIAM ALAN HINGER AND WIFE, ISABEL HINGER, AND TERESA LYNNE HINGER, N/K/A TERESA LYNNE CAPLES, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto CEDRIC HUDSON AND WIFE, LORETTA HUDSON, hereinafter called the Grantee(s), their heirs and assigns, that 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. 152 on the Plan of PINNACLE POINT SUBDIVISION, PHASE IV, of record in Book 6900, Page 524, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to William Alan Hinger and wife, Teresa Lynne Hinger, by Deed from Centex Real Estate Corporation, a Nevada Corporation, of record on June 24, 1988 in record Book 7582, Page 21, said Register's Office for Davidson County, Tennessee.

( ) unimproved
This is (X) improved property known as 624 Rocky Mountain Parkway, Antioch, Tennessee 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 GRANTEE, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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 GRANTEE, 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 30 day of January, 2007 :

William Alan Hinger

Teresa Lynne Hinger n/k/a Teresa Lynne Caples

Isabel Hinger

HOUSTON RUDY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF Tennessee
COUNTY OF Sumner

Personally appeared before me, Houston Rudy, a Notary Public in and for said County and State, the within named WILLIAM ALAN HINGER AND WIFE ISABEL HINGER AND TERESA LYNNE HINGER, the bargainor(s), 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 Gallatin, Tennessee, this 30 day of January, 2007.

Notary Public

My Commission Expires: 10/06/09