WARRANTY DEED

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

B-AFG-07-4653

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $130,900.00

Affiant

Subscribed and sworn to before me, this 7th DAY OF March, 2007.

Notary Public

MY COMMISSION EXPIRES: 7-24-10
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Glenn Hudson	New Owner (NAME)	
4653 Artelia Drive		148-12-179.00
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we JOHN GREGORY LONG, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto GLENN HUDSON AND TERESA HUDSON, Husband & Wife, 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. 5 ON THE PLAN OF HAZELWOOD, SECTION 9, OF RECORD IN BOOK 4300, PAGE 50, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO JOHN GREGORY LONG BY WARRANTY DEED FROM ANNE M. LONG, UNMARRIED RECORDED ON THE 4TH DAY OF MARCH, 2003 IN INSTRUMENT NO. 20030304-0028588, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS IS INVESTMENT PROPERTY ONLY AND HAS NEVER BEEN THE PRIMARY OR MARITAL RESIDENCE OF THE GRANTOR, JOHN GREGORY LONG.

THIS CONVEYANCE IS SUBJECT TO A) 2007 PROPERTY TAXES, WHICH HAVE BEEN PRORATED AND ASSUMED BY THE GRANTEE (S) HEREIN; B) INSTRUMENTS OF RECORD IN BOOK 4300, PAGE 50; BOOK 4418, PAGE 729, SAID REGISTER'S OFFICE; C) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD AND/OR NOT STATED HEREIN.

unimproved ( )
This is improved (X) property, known as 4653 Artelia Drive, Antioch, Tennessee 37013
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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.

INITIAL HERE

Davidson County DEEDWARR
Recvd: 03/13/07 13:21 2 pgs
Fees:13.00 Taxes:484.33
20070313-0030762

Witness my/our hand(s) this 7th day of March, 2007.

* John Gregory Long

John Gregory Long

STATE OF ~~Tennessee~~ Florida
COUNTY OF ~~Davidson~~ Orange

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, John Gregory Long, the within named bargainor, 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, this the 7th day of March, 2007.

* Mary Sells

Notary Public

My Commission Expires: MS 6/22/07

(SEAL)

Mary L. Sells
Commission #DD214371
Expires: Jun 22, 2007
Bonded Thru
Atlantic Bonding Co., Inc.

RETURN TO:
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212
Phone: (615)383-2903