Davidson County DEEDWARR
Recvd: 03/23/07 15:23 2 pgs
Fees:13.00 Taxes:351.50
20070323-0035527

WARRANTY DEED

THIS INSTRUMENT PREPARED BY Rick Piliponis, Music City Title & Escrow, LLC, 116 Third Avenue South, Nashville, TN 37201 (615) 353-0930		
ADDRESS OF NEW OWNER(S) AS FOLLOWS: Lorne Rall 1214 Stockell Street Nashville, Tennessee 37207	SEND TAX BILLS TO: SAME	MAP-PARCEL NUMBERS: 71-15;355.00

FOR AND IN CONSIDERATION of the sum of ONE AND 00/100 ($1.00) DOLLAR, Cash in Hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is acknowledged, we

DAVID HUDSON and wife, ASHLEY HUDSON

HEREINAFTER called the GRANTOR, has bargained and sold, and by these presents do transfer and convey unto

LORNE CHRISTOPHER RALL

HEREINAFTER called the GRANTEE, his heirs and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

BEING Lot No. 87 on the Plan of Benedict Land Company's Subdivision of the Lindsley Property as of record in Book 332, Page 40, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

BEING the same property conveyed to David Hudson and wife, Ashley Hudson, by warranty deed from Jay Wilfong, unmarried, of record as Instrument No. 20040603-0065098, Register's Office for Davidson County, Tennessee. Re-recorded as Instrument No. 20040625-0075518, said Register's Office.

This is improved (x) property known as **1214 Stockell Street, Nashville, Tennessee 37207**

unimproved ( )

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, his heirs and assigns, forever. And it does covenant with the said GRANTEE, that we are lawfully seized and possessed of the said land in Fee Simple; have a good right to convey it, and the same is unencumbered. And it does further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said land to the said GRANTEE, his heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS MY HAND this the 20th day of March, 2007.

DAVID HUDSON

ASHLEY HUDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, a Notary Public of the State and County aforesaid, certify that the within named bargainors, **DAVID HUDSON and ASHLEY HUDSON**, with whom I am personally acquainted or who was proved on the basis of satisfactory evidence to me to be the persons described in and who executed the foregoing instrument personally appeared before me and acknowledged under oath that they executed the foregoing instrument for the purposes therein contained.

WITNESS MY HAND AND NOTARIAL SEAL at office in the State and County aforesaid, this the 20th day of March, 2007.

NOTARY PUBLIC
My Commission Expires: 10-19-09

RICK PILIPONIS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $95,000.00.

AFFIANT

Sworn to and subscribed to before me this 20th day of March, 2007.

NOTARY PUBLIC

My Commission Expires: 10-19-09

RICK PILIPONIS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY