Davidson County DEEDWARR
Recvd: 06/11/07 08:11 2 pgs
Fees:13.00 Taxes:724.09
20070611-0069254

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$195,700.00

Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
8 DAY OF June, 2007.

NOTARY PUBLIC:
MY COMMISSION EXPIRES: 3-7-2011
(AFFIX SEAL)

JAMES C. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Athens Title & Escrow LLC, 5115 Maryland Way Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Steve Hannah 5282 McGavock Brentwood, TN 37027	Same	Map 105 14 0 Parcel 193.00

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,

Roland Thomas Hudson, unmarried
a/k/a Ronald Thomas Hudson

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

Steve Hannah

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. 4 on the plan of Robert Lee Bibb's Subdivision of Lot No. 3 of the Henry Tract, as of record in Book 547, page 194, Register's Office for said County.

Said Lot No. 4 fronts 55 feet on the southerly side of Woods Avenue, now called Hillview Heights Avenue, and runs back between parallel lines, wth the westerly margin of Martha Street, 160 feet to a dead line.

This conveyance is subject to the limitations that appear on the plan of record in Book 547, page 194, said Register's Office.

Being the same property conveyed to Roland Thomas Hudson, unmarried, by deed from David C. Driskell and wife, Thelma G. Driskell, dated December 9, 1977, of record in 5234, page 70, Register's Office for Davidson County, TN.

Roland Thomas Hudson being one in the same person as Ronald Thomas Hudson.

This conveyance is made subject to the following:
1) 2007 taxes and subsequent years.
2) Any and all restrictions, conditions, and easements of record.

This is improved property known as: 807 Hillview Heights, Nashville, Tn 37204
(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 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 hand(s) this 8th day of June, 2007.

Roland Thomas Hudson

Roland Thomas Hudson

Ronald Thomas Hudson

Ronald Thomas Hudson

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Roland Thomas Hudson, a/k/a Ronald Thomas Hudson, with whom I am personally acquainted, (or who 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, at office, this 8th day of June, 2007.

NOTARY PUBLIC

My Commission Expires: 3-7-2011

JAMES C. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

PLEASE RETURN TO:
Athens Title & Escrow LLC
5115 Maryland Way
Brentwood, Tennessee 37027