WARRANTY DEED

The actual consideration or value for this transfer is $ 174,000.00 .

Cynthia A Hudson
AFFIANT

STATE OF ~~TENNESSEE~~ }
COUNTY OF ~~DAVIDSON~~ } Sumner

SWORN TO AND SUBSCRIBED before me this 11th day of January, 2008.

NOTARY PUBLIC
My Commission Expires: 8/21/2011

LUTHER P. RAMSEY III ★ STATE OF TENNESSEE NOTARY PUBLIC ★ MONTGOMERY COUNTY

Davidson County DEEDWARR
Recvd: 01/22/08 15:15 2 pgs
Fees:13.00 Taxes:643.80
20080122-0006792

This space for Register of Deeds

This instrument prepared by: Johnny Ellis, Esq, 306 Gay St., #200, Nashville, TN 37201, 615.256.5003 file#2007010078

ADDRESS NEW OWNER(S)	SEND TAX BILLS TO:	MAP / PARCEL NO.
Cynthia A Hudson 808 Jones Street Old Hickory, TN 37138	Countrywide Bank, FSB PO Box 660694 Dallas, TX 75266-0694	044 -15 -0 / 188.00

FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) Dollars, cash in hand paid by Cynthia A Hudson, and other good and valuable consideration, the receipt of which is hereby acknowledged,

We, **JAMES C. MOORING**, and wife, **NANETTE S. MOORING**, the GRANTORS herein, have bargained and sold, and by these presents do transfer and convey unto:

CYNTHIA A. HUDSON, unmarried the GRANTEE herein, her heirs and assigns in fee simple absolute, a certain tract or parcel of land located in **Davidson** County, State of Tennessee, described as follows:

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 226 on the Plan of Village of Old Hickory Section "A" of record in Plat Book 1424, page 68, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to James C. Mooring and wife, Nanette S. Mooring by Warranty Deed dated May 25, 1995, from Timothy Ground and Nina I Ground of record in Book 9684, page 172, Register's Office for Davidson County, Tennessee.

The above description is the same as in the previous deed of record.

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, her heirs and assigns, forever. We 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 the same is unencumbered, unless otherwise herein set out. 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, her heirs and assigns, against the lawful claims of all persons WHOMSOEVER.

The herein described property is subject to the following:
2008 Property taxes are to be prorated and assumed by the GRANTEE.
All matters shown on the Plan of record in Book 1424, page 68; Telephone line easement of record in Book 662, page 743, Right-of-way easement of record in Book 626, page 556, Restrictions and Easements of record in Book 1788, page 157, and Book 2027, page 342, all in Register's Office for Davidson Co., TN.

This is improved property known as: 808 Jones Street, Old Hickory, TN 37138, . .

Witness our hands this 11th day of January, 2008.

James C. Mooring

Nanette S. Mooring

STATE OF TENNESSEE }
COUNTY OF ~~DAVIDSON~~ } Sumner

Personally appeared before me, Leroy J. Ellis IV, a Notary Public in and for said County and State, the within named James C. Mooring and wife Nanette S. Mooring 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 Hendersonville, Tennessee this 11th day of January, 2008.

NOTARY PUBLIC
AT LARGE

My Commission Expires: 3-22-2008

LEROY JOHNSTON ELLIS IV NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE
My Commission Expires MAR. 22, 2008

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WARRANTY DEED

From: James C. Mooring
and wife,
Nanette S. Mooring

To: Cynthia A Hudson

Property:
808 Jones Street
Old Hickory, TN 37138,

When recorded return to:
Realty Title & Escrow Company, Inc.
383 Johnny Cash Parkway, Suite 140
Hendersonville, TN 37075

This Instrument was Prepared by:

Leroy Johnston Ellis IV
Attorney at Law
306 Gay Street, Suite 200
Nashville, Tennessee 37201
(615) 256-5003
&
2217 Old Hickory Blvd
Old Hickory, Tennessee 37183
(615) 847-2000

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