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Realty Title Box 484

Prepared by:
Realty Title & Escrow Company, Inc.
3815 Cleghorn Ave., Suite 102
Nashville, TN 37215

Davidson County DEEDWARR
Recvd: 10/14/08 14:33 2 pgs
Fees:13.00 Taxes:216.45

20081014-0103518

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $58,500.00

Affiant

Subscribed and sworn to before me, this 8th day of October, 2008.

Notary Public
My commission expires: ~~02/22/09~~ 7/24/2010

03-0809-35620

Address of New Owner:	Send Tax Bills to:	Tax Information
James Green	Mortgage Investors Group	091-07-0 040.00
5202 Louisiana Avenue	8320 E. Walker Springs Lane	
Nashville TN 37209	Knoxville, TN 37923	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Patricia A. Hudson, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to James Green and wife, Louisa Green, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

Land in Davidson County, Tennessee, being Lot Nos. 1105 and 1107, of Block 26, Plan No. 2, West Nashville, of record in Book 57, Page 172, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Patricia A. Hudson and husband, Larry W. Hudson by deed from Beatrice N. Austin, a widow, dated July 31, 1991, recorded August 2, 1991, of record in Book 8411, Page 718, Register's Office for Davidson County, Tennessee. Larry W. Hudson having since died.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 5202 Louisiana Avenue, Nashville, TN 37209

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 this 7th day of October, 2008.

Patricia A. Hudson

Patricia A. Hudson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Patricia A. Hudson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Nashville, TN, this 7th day of October, 2008.

Diane K. Mann
State of Tennessee at Large

My Commission expires 02/22/09

DIANE K. MANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TN