PREPARED BY (AND RETURN TO):

**WILKINS & IVEY**
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W & I Ref: (sk) Title No: 48054
Dav. Co. File: Box 8

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| ADDRESS NEW OWNER: | RESPONSIBLE FOR TAX PAYMENT: |
|---|---|
| Robert B. Hudson<br>Kelly H. Hudson<br>7804 Farmingon Place<br>Nashville, TN 37221 | SAME |

**TAX MAP-PARCEL NUMBERS: 126-15-A-015**

# *WARRANTY DEED*

**FOR AND IN CONSIDERATION** of the sum of **$ 136,500.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Scott R. Thrash and spouse, Kris A. Thrash,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Robert B. Hudson and spouse, Kelly H. Hudson,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

LAND in Davidson County, Tennessee, being Lot No. 15 on the plan of Phase One, Boone Trace at Biltmore of record in Plat Book 7900, Page 667, Register's Office for said County.

SAID Lot No. 15 fronts 92.47 feet on the southwesterly margin of Farmington Place and extends back 123.84 feet on the northwesterly line and 125.00 feet on the southeasterly line to a dead line in the rear, measuring 56.89 feet thereon.

BEING the same property conveyed to Scott R. Thrash and wife, Kris A. Thrash by deed from Fox Ridge Homes, Inc. of record in Book 9606, Page 556, Register's Office for Davidson County, Tennessee.

**Description Reference:** The description is the same as that used in the last deed prior to this transaction..

This conveyance is subject to: Taxes for 1999, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 7900, Page 667, said Register's Office, which Plan shows a 30 foot minimum building setback line from Farmington Place, together with a designated building site and 15 foot easement for public utility purposes along the front line(s) of said lot; The Declaration of Covenants, Conditions and Restrictions of record in Book 9342, Page 312, rerecorded in Book 9735, Page 931, said Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars

**This is improved property, known as:** 7804 Farmingon Place, Nashville, TN 37221

**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, Grantee's heirs or assigns, forever.

**GRANTOR COVENANTS** with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

**GRANTOR FURTHER COVENANTS** and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

**WITNESS THE EXECUTION HEREOF** this 29th day of April, 1999.

**Scott R. Thrash** **Kris A. Thrash**

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**State of Tennessee**
**County of Davidson**

On this 29th day of April, 1999, before me the undersigned authority, personally appeared **Scott R. Thrash** and **Kris A. Thrash**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: _____ Notary Public

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 5-28-2000

**State of Tennessee**
**County of Davidson**

**AFFIDAVIT**

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 136,500.00

Robert B. Hudson
Affiant

Sworn and subscribed before me on the 29th day of April, 1999.

My Commission Expires: _____ Notary Public

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 5-28-2000

05809 19

IDENTIFICATION REFERENCE

99 APR 30 PM 3:17

REGISTER'S OFFICE
DAVIDSON COUNTY, TN.

9535 04/30 0101 02CHECK 516.05

*Widoc: Deed Wty—12/92*

# OFFICIAL RECEIPT

**BILL GARRETT**
**REGISTER OF DAVIDSON COUNTY**
**NASHVILLE, TENNESSEE**

**RECEIVED OF** _____

**FOR** _____

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| | | |
|---|---|---|
| CO - CONVEYANCE | CC - CERTIFIED COPY | MISC - MISCELLANEOUS |
| MO - MORTGAGE | REL - RELEASE | CO TX - STATE TAX CONVEY |
| WD - WARRANTY DEED | UCC - UNIFORM COMMERCIAL CODE | MO TX - STATE TAX MORT |
| TD - TRUST DEED | CFEE - COMPUTER FEE | PRFEE - PROBATE FEE |

05809919

ILLEGIBLE REFERENCE

99 APR 30 PM 3:17

FILED FOR REGISTER
DAVIDSON COUNTY, TN.

CAMT
136500.00
CON TX 505.05
PRFEE 1.00
WDEED 8.00
CFEE 2.00
TOTAL 516.05
CHECK 516.05

04/30/99 01 15:20 0001 9636

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**

**No.** 1454337