This Instrument Prepared by:
Oldham & Dunning, LLC
109 Public Square
Gallatin, TN 37066
(615) 452-1001

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ADDRESS OF NEW OWNER	SEND TAX BILLS TO:	MAP/PARCEL NO.
Mr. and Mrs. M. Ross Hudson	Same as New Owner	13
P. O. Box 70211		33.00 (P/O 20/4)
Nashville, TN 37207		

WARRANTY DEED

.50 01/22 0101 03CHECK 122.00

For and in consideration of the sum of $10.00 (ten dollars), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, WE, DALE PYRON and JOE PYRON, tenants in common, by these presents do hereby transfer, grant, and convey unto M. ROSS HUDSON and SANDRA HUDSON, as Husband and Wife, their successors and assigns, all of our right, title and interest in the following parcel of land situated in Davidson County, State of Tennessee, to wit:

> Land in Davidson County, State of Tennessee, being lot NO. 33, 1st Revision, Final Plat, Section One, Jacobs Valley, of record in Book 9700, Page 864, Register's Office for Davidson County, Tennessee to which plat reference is hereby made for a more detailed description of said lot.
>
> Being a part of the same property conveyed to Jack W. Smith, Dale Pyron and Joe Pryon by deed from Margaret Dozier, Ruby Peach, Marcella Gaines, Hollis O. Draper and Betty Jean Lebo, heirs of Sara G. Draper. The said Jack W. Smith having since conveyed his interest in the subject property to Dale Pyron and Joe Pryon, as tenants in common by deed of record in Book 11456, Page 622, said Register's Office. The said Joe Pryon and Joe Pyron are one and the same person.
>
> This conveyance is subject to the restrictive covenants of record in Book 11119, Page 976, said Register's Office, and to easements and rights of way of record in Book 3672, Page 417 and Book 9640, Page 675, said Register's Office; and pursuant to T.C.A. §67-5-603.

This is property which has a common address of 6659 Old Clarksville Highway, Joelton, TN 37080.

TO HAVE AND TO HOLD the above described tract or parcel of land, together with all the improvements thereon and the appurtenances thereunto belonging, unto the said Grantees, their heirs and assigns, in fee simple forever.

WE COVENANT with the said Grantees that We are lawfully seized and possessed of the above described tract or parcel of land, that WE have a good right to convey same, and that the same is unencumbered, EXCEPT for the applicable building and zoning restrictions, all visible easements and easements of record, and the l999 real estate taxes.

WE FURTHER COVENANT with the said Grantees and bind ourselves, our heirs and legal representatives, to warrant and forever defend the title to said tract or parcel of land, unto the said GRANTEES, their heirs and assigns, against all lawful claims of all persons whomsoever EXCEPT as hereinabove set forth.

IN TESTIMONY WHEREOF, we have hereunto set our signatures, this the 18th day of June, 1999.

DALE PYRON, GRANTOR

JOE PYRON, GRANTOR

STATE OF TENNESSEE
COUNTY OF Sumner

Personally appeared before me, the undersigned, a notary public in and for said County and state, the within named DALE PYRON and JOE PYRON, the grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS MY HAND and official seal at Gallatin, Tennessee, this the 18th day of June, 1999.

NOTARY PUBLIC
My commission expires: 10/10/2000

STATE OF TENNESSEE
COUNTY OF Sumner

The actual consideration or value, whichever is greater, for this transfer is $30,000.00.

M. ROSS HUDSON or SANDRA HUDSON
Affiant/Grantee

Subscribed and sworn to before me this
the 18th day of June, 1999.

NOTARY PUBLIC
My commission expires: 10/10/2000

99 JUN 22 PM 2:26

0602766

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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

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06027766

IDENTIFICATION REFERENCE

99 JUN 22 PM 2:26

REGISTER'S OFF. TN.

CAMT	30000.00
CON TX	111.00
PRFEE	1.00
TDEED	8.00
ERR	CO
TDEED	8.00-
WDEED	8.00
CFEE	2.00
TOTAL	122.00
CHECK	122.00

06/22/99 01 14:31 0001 2909

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1481453