THIS INSTRUMENT WAS PREPARED BY:

J. STEPHEN MILLS (#019835)
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Post Office Box 489
Joelton, Tennessee 37080

Instr:200001250008066 Page: 1 OF 3
REC'D FOR REC 01/25/2000 9:50:59AM
RECORD FEE: $15.00
M. TAX: $0.00 T. TAX: $389.24

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS: LARRY HARLAN HUDGINS, 2186 Ingram Road, Whites Creek, Tennessee, 37189

NAME & ADDRESS OF THE PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES: LARRY HARLAN HUDGINS, 2186 Ingram Road, Whites Creek, Tennessee, 37189

MAP & PARCEL NO: Map 31 Parcel 46

Whereas, Eulis H. Hudgins and wife, Ellender Hudgins, were vested with certain real property located at 2186 Ingram Road, Whites Creek, Davidson County, Tennessee, as evidenced of record in Deed Book 2591, Page 493, Register's Office for Davidson County, Tennessee; and

Whereas, Eulis H. Hudgins is now deceased; and

NOW, THEREFORE, For and in consideration of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, I, **ELLENDER HUDGINS**, hereinafter referred to as the Grantor, reserving in myself an estate for and during my natural life, has bargained and sold, and by these presents do hereby transfer and convey unto **LARRY HARLAN HUDGINS,** his heirs and assigns, hereinafter referred to as Grantee, a fee simple remainder interest at my death in certain tracts or parcels of land situated in the 10th Civil District, of Davidson County, Tennessee, and more particularly described as follows:

> A certain tract of land in Davidson County, Tennessee, located in the 10th Civil District and described a follows, to wit: Beginning at the northwest corner of 99.7 acre tract, more or less, conveyed to Wm. J. Hagewood, of record in Book 1336, page 40, Register's Office for Davidson County, Tennessee, and being the southeast corner of a tract of 17.2 acres, more or less, conveyed to James M. Dutton of record in Book 1810, page 537, Register's Office for said County, thence with Dutton's line, South 70 Degrees 30' W. 727 feet to a stake; thence south 2 degrees 15' west 705 feet to a stake; thence with a fence, North 82 degrees 30' East 410 feet to a stake; thence South 2 degrees 15' east 620 feet to the center line of a branch; thence with the center of said branch North 66 degrees 30' east 210 feet to a stake in Pewitt's west line; thence with Pewitt's west boundary North 2 degrees 15' east 1424 feet to the point of beginning, containing 15 acres more or less , and being the northeast corner of the 99.7 acre tract of record in Book 1336, page 40, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Eulis H. Hudgins and wife, Ellender Hudgins, by deed from Charles Masters and others of record in Book 2591, page 493, Register's Office for Davidson County, including but excluding part of the same property conveyed by Deed of record in Book 6059, page 366, Register's Office for Davidson County, Tennessee.

This is improved property known as 2186 Ingram Road, Whites Creek, Davidson County, Tennessee.

TO HAVE AND TO HOLD said tracts or parcels of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, **LARRY HARLAN HUDGINS**, his heirs and assigns, forever; and Grantor does covenant with the said Grantee that she is lawfully seized 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; and Grantor does further covenant and bind his heirs, successors and assigns, to warrant and forever defend the title to said land to the said Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the Grantor has duly executed this Warranty Deed on this the 18th day of January, 2000.

Ellender Hudgins
ELLENDER HUDGINS

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, **ELLENDER HUDGINS** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office at Joelton, Davidson County, Tennessee, on this the 18th day of January, 2000.

Sharon Spann
NOTARY PUBLIC
My commission expires: 6-6-2000

NOTARY PUBLIC AT LARGE STATE OF TE...

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer, is $ 105,200.00.

Larry D. Hudgins
AFFIANT

Subscribed and sworn to before me
this 19th day of January, 2000.

Sherrie Sparn
Notary Public
My commission expires: 6-6-2000