Instr:200002020010888 Page: 1 OF 2
REC'D FOR REC 02/02/2000 12:55:53PM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $1704.78

THIS INSTRUMENT PREPARED BY: George E. Mudter, Jr., Esq. 2000 Richard Jones Road Suite 110 Nashville, Tennessee 37215 FILE: Box 9B First Title and Escrow Company, Inc. FTEC No. 16957	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is: $460,750.00 Affiant Subscribed and sworn to before me, this 1st day of February, 2000. Notary Public My Commission Expires: My Commission Expires SEPT. 23, 2000

GEORGE E. MUDTER, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

WARRANTY DEED

Address New Owner(s):	Send Tax Bills to	Tax Information
JANET B. WARFIELD	SAME	Map 130-04-0
4307 Estes Road		Parcel 101.00
Nashville, Tennessee 37215		FB# 07DA 32717

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, JOHN H. HUDSON, JR. AND DEBORAH S. HUDSON, HUSBAND AND WIFE, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to JANET B. WARFIELD, MARRIED, ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 4307 Estes Road, Nashville, Tennessee 37215.

TO HAVE AND TO HOLD said real estate with the appurtenances, estate, title and interest thereto belonging to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A hereto.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 1st day of February, 2000.

JOHN H. HUDSON, JR.

DEBORAH S. HUDSON

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOHN H. HUDSON, JR. AND DEBORAH S. HUDSON, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 1st day of February, 2000.

My Commission Expires: _____ Notary Public

GEORGE E. MUDTER, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires SEPT. 23, 2000

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 14 on the Plan of Esteswood Subdivision, as of record in Plat Book 974, page 30, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to John H. Hudson, Jr. and wife, Deborah S. Hudson by deed from John L. Boone and wife, Sally Boone of record in Book 9750, page 865, said Register's Office.

This conveyance is made subject to: (1) 2000 Taxes, which have been prorated and assumed by the Grantee; (2) Easements of record in Book 4108, page 592; and (3) All matters appearing on the Plan of record in Plat Book 974, page 30, said Register's Office.