Instr:200003010020223 Page: 1 OF 2
REC'D FOR REC 03/01/2000 3:19:42PM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $532.80

Realty 48A

Prepared by:
Lassiter, Tidwell & Hildebrand
Attorneys at Law
428 Wilson Pike Circle
Brentwood, TN 37027

ELIZABETH J. SMITH ★ NOTARY PUBLIC AT LARGE ★ DAVIDSON COUNTY, TENN.

My Commission Expires
November 29, 2003

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $144,000.00

Affiant

Subscribed and sworn to before me, this 29th day of February, 2000.

Notary Public
My commission expires:

Address of New Owner:	Send Tax Bills to:	Tax Information
Peter G. Dudley 911 Bradford Avenue Nashville TN 37204	1st Trust Bank For Savings P.O. Box 17257 Memphis, TN 38187-0257	105-13-335

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged George A. Howard, unmarried, hereinafter referred to as Grantor, has bargained and sold, and does hereby transfer and convey to Peter G. Dudley 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, TN, being Lot No. 39 on the Map of Waldkirch's Subdivision of Lots 8 & 9 in W. L. B. Lawrence Plan, of record in Book 421, Page 90, said Register's Office.

Said Lot No. 39 fronts 50 feet on the southerly side of Bradford Avenue, (formerly Caroline Avenue) and extends back between parallel lines 160 feet to an alley in the rear.

Being the same property conveyed to George A. Howard by deed from Wilson Enterprises, Inc. of record in Book 11359, Page 531, Register's Office for Davidson County, Tennessee.

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 911 Bradford Avenue, Nashville, Tennessee 37204.

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 and our heirs successors and 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 29th day of February, 2000.

George A. Howard

STATE OF MASSACHUSETTS
COUNTY OF Essex

Personally appeared before me, the undersigned, a Notary Public within and for said county and state, George A. Howard with whom I am personally acquainted, and who acknowledged he executed the within instrument for the purpose therein contained.

Witness my hand, at office in Gloucester, Massachusetts, this 29th day of February, 2000.

Notary Public

My Commission expires: September 7, 2001