40-A

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 265,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF April 2000

Notary Public

MY COMMISSION EXPIRES: May 28, 2000 (AFFIX SEAL)

Instr:200004120037122 Page: 1 OF 2
REC'D FOR REC 04/12/2000 3:42:28PM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $980.50

THIS INSTRUMENT WAS PREPARED BY

Linda S. Harris & Associates, 213 Ward Circle, Suite 200, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Thomas M Hudson Jr (NAME)	New Owner (NAME)	131-10
1533 Harding Place (ADDRESS)	(ADDRESS)	23
Nashville, Tennessee 37215 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	16DA 30275

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Charlene F Adkins, married and Jacquelin Kelly, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Thomas M Hudson Jr and wife, Lilian Wright Hudson

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No 127 on the Plan of Section II, Seven Hills Subdivision of record in Plat Book 2663, page 40, Register's Office for said County.

Beginning at a point in the south margin of Harding Place at the corner of Lots Nos 127 and 128; thence with the line between said lots, southerly 218 feet to a point; thence easterly 165.99 feet to the west margin of Chalmers Drive; thence with the margin of the same, northerly 226.84 feet to the beginning of a curve; thence around said curve, northwesterly to a point in the south margin of Harding Place; thence with the margin of the same, westelry 160 feet to the point of beginning.

Being the same property conveyed to Charlene F Adkins, married and Jacquelin Kelly, unmarried by deed from Donald E Adkins and wife, Charlene F Adkins of record as Instrument #200002100013813, Register's Office for Davidson County, Tennessee. The said Jacquelin Kelly and Jacqueline Kelly are one and the same person.

Subject to restrictions of record in Book 2735, page 169, Book 2798, page 361 and Book 2805, page 418, said Register's Office.

This conveyance is subject to any and all existing easements of record.

unimproved ( )
This is improved (X) property, known as 1533 Harding Place, Nashville, Tennessee 37215
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized 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; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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 our hand s this 12th day of April, 2000

Charlene F Adkins, married

Jacquelin Kelly, unmarried

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Charlene F Adkins, married and Jacquelin. Kelly, unmarried

the bargainor S, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Brentwood, Tennessee, this 12th day of April, 2000.

Commission expires ~~May 28, 2000~~ 7/26/2003

Notary Public

STATE OF TENNESSEE

COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, _____.

My commission expires _____

Notary Public