Instr:200007030065502 Page: 1 OF 2
REC'D FOR REC 07/03/2000 8:50:14AM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $351.50

WARRANTY DEED

FLOWERS-H00164

STATE OF Tennessee

COUNTY OF Davidson

THE ACTUAL CONSIDERSATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $95,000.00

Roy C. Flowers
Affiant

Subscribed and sworn to before me, this 23rd DAY OF June, 2000.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

MELISSA D. ROGERS NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN.

~~THIS INSTRUMENT WAS PREPARED BY:~~
Middle Tennessee Escrow Company, LLC
113 Hazel Path, The Southall Building
Hendersonville, Tennessee 37075

My Commission Expires MAR. 25, 2001

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Roy C. Flowers, unmarried	Same	101-00-28
(NAME)	(NAME)	
6645 Riverview Drive		
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37209		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, GREGORY BRIAN HUDIK, UNMARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto ROY C. FLOWERS, UNMARRIED, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to-wit:

LAND in Davidson County, State of Tennessee, described as follows to wit:

BEING part of the north part of a tract of 36.09 acers on the south side of Cumberland River, west of Overall Creek, knows as Lot No. 11 on a Plot Plan of the Leland J. Dugger Property, not of record, prepared by Geo E. Reese, dated July 29, 1954, described as follows:

BEGINNING at a point on the northerly margin of a 40-foot private roadway, at the common corner of Lots 10 and 11; thence with the margin of said Roadway, South 73-1/2 degrees east 100 feet to a corner of Lot No. 12; thence with the line between Lots 11 and 12 northerly 205.08 feet, more or less, to the low water mark of Cumberland River; thence with low water mark of said river approximately north 73 degrees west to a corner of Lot 10; thence with the line between lots 10 and 11 southerly 206.5 feet, more or less, to the beginning.

BEING the same property conveyed to Gregory Brian Hudik, by Deed from Kenneth E. Pharis and wife, Linda W. Pharis, filed for record on October 4, 1996 in Book 10216, Page 599, said Register's Office.

unimproved ( )
This is improved (X) property, known as 6645 Riverview Drive, Nashville, Tennessee 37209
(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 my/our hand(s) this 23rd day of June, 2000.

Gregory B Hudik

Gregory Brian Hudik, unmarried

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, Melissa D. Rogers, a Notary Public in and for said County and State, the within named Gregory Brian Hudik, unmarried, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 23rd day of June, 2000.

My Commission Expires:

Melissa D. Rogers
Notary Public

NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN.

My Commission Expires MAR. 25, 2001

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, _____, a Notary Public within and for said County and State 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 _____.

Witness my hand and official seal at office at _____ on this the 23rd day of June, 2000.

My Commission Expires _____

_____
Notary Public

AFTER RECORDING PLEASE RETURN TO:

Middle Tennessee Escrow Company, LLC
113 Hazel Path, The Southall Building
Hendersonville, Tennessee 37075