This Instrument Prepared by:
Frontier Title & Escrow, Inc
109 C East Avenue
Goodlettsville, TN 37072

MAP: 163-11-A
PARCEL: 42 CO
GROUP:

Send Tax Bills to:
William T. Hudgens
415 Oak Forge Drive
Antioch, TN 37013

Davidson County DEEDWARR
Recvd: 12/28/00 15:26 2pgs
Fees:11.00 Taxes:388.50
20001228-0127072

WARRANTY DEED

THIS INDENTURE, made this 22nd day of December, 2000 between

Denise M. Murphy and Dennis J. Murphy and wife, Mary L. Murphy

of Davidson County, Tennessee, hereinafter referred to as **Grantor**, and

William T. Hudgens, a single man

of Davidson County, Tennessee, hereinafter referred to as **Grantee**.

WITNESSETH: that said Grantor, for and in consideration of the sum of ONE AND 00/100 DOLLAR ($1.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed, and does hereby grant, bargain, sell and convey unto the said Grantee the following described premises situated in Davidson County, Tennessee, to wit:

Land in Davidson County, Tennessee, being Lot No. 42 on the Plan of Second Revision, Section Two, Bell Forge Village, of record in Book 5200, Page 695, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete and accurate description of said lot, said description being incorporated herein as fully as if copied herein verbatim.

Being the same property conveyed to Denise M. Murphy, an unmarried person and Dennis J. Murphy and wife, Mary L. Murphy by Warranty Deed from Woodrow W. McMillin, Jr. and wife, Dagny Stuart McMillin of record in Book 9307, Page 964, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE is made subject to restrictive covenants, easements, and setback lines that are applicable to the above described property, and of record, and to all zoning and subdivision restrictions of the appropriate governmental body.

The above description is the same as the previous deed of record, no boundary survey having been made at the time of this conveyance.

TO HAVE AND TO HOLD the said real estate, together with all of the appurtenances, estate, title, and interest thereunto belonging unto the said Grantee, his/her heirs and assigns forever.

And said Grantor does hereby covenant with said Grantee, that Grantor is lawfully seized in fee simple of the premises above conveyed and has full power, authority and right to convey the same, and that said premises are free from all encumbrances including the 2000 real property taxes which are to be prorated between the parties and paid at closing, and that Grantor will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF, the said Grantor hereunder sets his/her hand and seal the day and year first above written.

Denise M. Murphy

Dennis J. Murphy

Mary L. Murphy

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Denise M. Murphy and Dennis J. Murphy and wife, Mary L. Murphy the within named 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 office this 22nd day of December,2000

Notary

My Commission Expires: 1/30/2002



STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is $105,000.00.

Affiant

Sworn to and subscribed before me, this 22nd day of December, 2000

Notary Public

My Commission Expires: 1/30/2002

