Davidson County DEEDWARR
Recvd: 03/05/01 13:38 2pgs
Fees:11.00 Taxes:459.91

20010305-0020461

RECORD AND RETURN TO;
NATIONS TITLE OF TENNESSEE, INC.
205 POWELL PLACE, STE. 114
BRENTWOOD, TN 37027
01TN00181

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$124,300.00**

John A. Hudson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF FEBRUARY, 2001.

GALE C. VICTOR NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

MY COMMISSION EXPIRES: My Commission Expires: Jan. 25, 2003

THIS INSTRUMENT WAS PREPARED BY:
NATIONS TITLE AGENCY OF TENNESSEE, INC., 205 POWELL PLACE, STE 114, BRENTWOOD, TN 37027

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
JOHN A. HUDSON 4706 TROUSDALE DRIVE NASHVILLE, TN 37220	~~SAME~~ John Hudson 2077 A Lake Francis Rd. Dalton, GA 30721	146-4-148

FOR AND IN 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,

PAMELA GRACE SEVERY, UNMARRIED

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

JOHN A. 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:
BEING LOT NO. 711 ON THE PLAN OF CALDWELL HALL SECTION XII, AS OF RECORD IN BOOK 3300, PAGE 57, REGISTER'S OFFICE FOR DAVIDSON COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING IN THE NORTH MARGIN OF RICHMAR DRIVE AT THE CORNER OF LOTS NO. 711 AND 712; THENCE WESTERLY WITH SAID DRIVE, AROUND A SLIGHT CURVE 130 FEET TO A MONUMENT; THENCE NORTHERLY AROUND A CURVE, 39.27 FEET TO A MONUMENT IN THE EAST MARGIN OF TROUSDALE DRIVE; THENCE NORTH WITH SAID DRIVE, 110 FEET TO A CORNER OF LOTS NO. 710 AND 711, THENCE EAST WITH THE LINE OF SAID LOTS, 107.45 FEET TO A MONUMENT AT THE CORNER OF LOTS NO. 711, 712 AND 710; THENCE SOUTHERLY WITH THE LINE BETWEEN LOTS NO. 711 AND 712, 118.9 FEET TO THE POINT OF BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO PAMELA GRACE SEVERY BY QUITCLAIM DEED FROM P.L. SEVERY AND WIFE, SARA M. SEVERY, DATED 10/19/94 AND OF RECORD IN BOOK 9508, PAGE 201 REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

INCLUDED IN THE ABOVE DESCRIPTION BUT EXPRESSLY EXCLUDED THEREFROM IS THE FOLLOWING:

BEGINNING AT A POINT IN THE EAST EXISTING RIGHT OF WAY LINE OF TROUSDALE DRIVE, SAID POINT BEING THE COMMON PROPERTY LINE BETWEEN EVELYN HUDSON SMITH AND THE GRANTORS HEREIN AND LOCATED 30.14 FEET LEFT OF TROUSDALE DRIVE SURVEY CENTERLINE STATION 203+80.10; THENCE WITH SAID COMMON PROPERTY LINE SOUTH 83 DEGREES 25 MINUTES 54 SECONDS EAST A DISTANCE OF 6 FEET, MORE OR LESS, TO A POINT LOCATED 36 FEET, MORE OR LESS, LEFT OF SURVEY CENTERLINE 203+80, MORE OR LESS, SAID POINT BEING THE EAST PROPOSED RIGHT OF WAY LINE; THENCE WITH PROPOSED RIGHT OF WAY LINE SOUTH 06 DEGREES 43 MINUTES 10 SECONDS WEST A DISTANCE OF 100 FEET, MORE OR LESS, TO A POINT LOCATED 35.99 FEET LEFT OF SURVEY CENTERLINE STATION 204+81.00, THENCE CONTINUING WITH SAID PROPOSED RIGHT OF WAY LINE SOUTHEASTERLY WITH A CURVE TO THE LEFT HAVING A RADIUS OF 28 FEET AN ARC DISTANCE OF 45.73 FEET TO A POINT LOCATED 65.73 FEET LEFT OF TROUSDALE DRIVE SURVEY CENTERLINE STATION 205+08.96, THENCE CONTINUING WITH SAID PROPOSED RIGHT OF WAY LINE SOUTHEASTERLY A DISTANCE OF 25 FEET, MORE OR LESS, TO A POINT LOCATED 25 FEET RIGHT OF RICHMAR DRIVE SURVEY CENTERLINE STATION 4+61, SAID POINT BEING ON THE NORTH EXISTING RIGHT OF WAY LINE OF RICHMAR DRIVE, THENCE WITH SAID EXISTING RIGHT OF WAY LINE WITH A CURVE TO THE RIGHT HAVING A RADIUS OF 338.41 FEET AN ARC DISTANCE OF 37 FEET, MORE OR LESS, TO A POINT LOCATED 54 FEET, MORE OR LESS, LEFT OF TROUSDALE DRIVE SURVEY CENTERLINE STATION 205+14, MORE OR LESS; THENCE CONTINUING WITH SAID EXISTING RIGHT OF WAY LINE NORTHWESTERLY WITH A CURVE TO THE RIGHT HAVING A RADIUS OF 25.00 FEET AN ARC DISTANCE OF 39.27 FEET TO A POINT LOCATED 30.10 FEET LEFT OF TROUSDALE DRIVE SURVEY CENTERLINE STATION 204+90.10; THENCE CONTINUING WITH SAID EXISTING RIGHT OF WAY NORTH 06 DEGREES 34 MINUTES 06 SECONDS EAST A DISTANCE OF 110.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 1,089 SQUARE FEET, MORE OR LESS, AND BEING A PORTION OF THE SAME PROPERTY CONVEYED UNTO THE GRANTORS AS OF RECORD IN DEED BOOK 3805, PAGE 361, REGISTER' S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

BEING THE SAME PROPERTY CONVEYED FROM PAMELA GRACE SEVERY TO CAPITOL CONSULTANTS, INC., OF RECORD IN BOOK 10524, PAGE 482 REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

Unimproved ( )
This is improved (X) property known as **4706 TROUSDALE DRIVE, NASHVILLE, TN 37220**
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 hands this 28th day of February , 2001

Pamela Grace Severy
PAMELA GRACE SEVERY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Pamela Grace Severy the bargainors 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 Nashville, Tennessee, this 28th day of February , 2001.

GAIL C. VICTORY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires: Jan. 25, 2003

Commission Expires:_____

_____
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 _____, 20_____.

My commission expires:_____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the day of _____, 2001, before me personally appeared _____ to me known to be the person who executed the foregoing instrument in behalf of _____ as _____ Attorney in Fact, and acknowledged that ____ executed the same as the free act and deed of the said _____.

Witness my hand and official seal at Nashville, Tennessee, this the ____ day of _____, 2001.

My commission expires:_____

_____
Notary Public