Box 31
CAW

Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
Hudspeth Properties, L.L.C. **C/o Diane Hudspeth Roddey** **4382 Chickering Lane** **Nashville, Tennessee 37215**	**Map/Parcel 117-7-B-101**	**SAME**

This instrument prepared by: Boult, Cummings, Conners & Berry, PLC
414 Union Street, Suite 1600, P.O. Box 198062, Nashville, TN 37219

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and NO/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, **Julianne McAdams (now married and known as Julianne McAdams Edwards)** (the "Grantor"), has bargained and sold, and by these presents does transfer and convey to **Hudspeth Properties, L.L.C.**, a Tennessee limited liability company (the "Grantee"), Grantee's successors and assigns, certain land in Davidson County, State of Tennessee, being more particularly described in Exhibit A, which is attached hereto and incorporated herein by this reference (the "Property").

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the following:

1. Real estate taxes for the current year which have been prorated between the parties.

2. All matters on the Plan of record in Book 5800, page 63, Register's Office for Davidson County, Tennessee.

3. Horizontal Property Act and requirements of the Claridge, of record in Book 5896, page 607, and by-laws appended thereto in Book 5896, page 639, Register's Office for Davidson County, Tennessee.

This is improved property known as **3158 Hillsboro Pike, The Claridge Condominium, Unit 101, Nashville, Tennessee 37215.**

TO HAVE AND TO HOLD the Property with all appurtenances, estate, title, and interest thereto belonging to the Grantee, Grantee's successors and assigns, forever.

Grantor covenants with the Grantee that Grantor is lawfully seized and possessed of the Property in fee simple; that Grantor has a good right to convey the Property, and that the Property is unencumbered except as set forth hereinabove.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $129,800.00.

Affiant

Subscribed and sworn to before me this 1 day of June, 2001

Notary Public
My Commission Expires: 7-24-04

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

Davidson County DEEDWARR
Recvd: 06/04/01 09:40 3pgs
Fees:15.00 Taxes:480.26

20010604-0057489

Grantor further covenants and binds herself to warrant and forever defend the title to the Property to the said Grantee, Grantee's successors and assigns, against the lawful claims of all persons whomsoever .

Jeff Edwards, spouse of Julianne McAdams Edwards, joins in the execution of this Deed to convey to Grantee any and all right, title and interest he may have in the Property.

IN WITNESS WHEREOF, the Grantor has executed this Deed this 1 day of June, 2001.

Julianne McAdams Edwards

Jeff Edwards

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared the within named **Julianne McAdams Edwards and Jeff Edwards**, 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 foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 1 day of June, 2001.

Notary Public

My Commission Expires: 7-24-04

EXHIBIT A

(Legal Description)

Being Unit No. 101 as shown on the Plat of the Claridge of record in Book 5800, page 63, Register's Office for Davidson County, Tennessee, together with storage Room S-3, as shown on said plat together with an undivided interest in the common elements of The Claridge Association, all as described in Book 5896, page 607, et seq., said Register's Office.

Being the same property conveyed to Julianne McAdams (now married and known as Julianne McAdams Edwards), by deed from Erwart B. Hill and wife, Mary E. Hill of record in Book 9617, page 38, Register's Office for Davidson County, Tennessee.