WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 60,000.00

Billy R. Hudgins
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 11th DAY OF July, 2001

Notary Public

MY COMMISSION EXPIRES: November 27, 2004
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

PROFESSIONAL TITLE & ESCROW CO, 101 SHEPHERD HILLS DRIVE, MADISON, TENNESSEE 37115

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
BILLY R. HUDGINS (NAME)	Runner (NAME)	MAP 31
2190 INGRAM ROAD (ADDRESS)	8300 Greenbrier Rd (ADDRESS)	PARCEL 45.00
WHITES CREEK, TENNESSEE 37189 (CITY) (STATE) (ZIP)	Joelton, TN 37080 (CITY) (STATE) (ZIP)	$ 61.00

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, FRANCES HUDGINS, AN UNMARRIED PERSON

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO BILLY R. HUDGINS AND WIFE, NANCY S. HUDGINS

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, described as follows:

Begining at a stone in the south line of James M. Dutton's 17.2 acres, more or less, as of record in Book 1810, page 537, said Register's Office; thence with his line South 70 degrees 30" West 152 feet to a point; thence South 0 degrees 15" West 1414 feet, more or less, to a point in a branch; thence NOrth 66 degrees 30" East 105 feet to an iron pin in said branch in Durand's West line at Pewitt's corner; thence with Pewitt's West line North 2 degrees 15" east 1424 feet to the point of beginning and containing 4.0 acres more or less.

Being the same property conveyed to Rouil Hudgins and wife, Frances Hudgins by deed of record in Book 4257, page 703, Register's Office for Davidson County, Tennessee. The said Rouil Hudgins having since died and title being vested solely in his surviving spouse, Frances Hudgins.

Davidson County DEEDWARR
Recvd: 07/17/01 08:32 2pgs
Fees:13.00 Taxes:222.00
20010717-0075474

unimproved ( )
This is improved (X) property, known as 2190 INGRAM ROAD, WHITES CREEK, TENNESSEE 37189
(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 hand this 11th day of July, 2001

Frances Hudgins
FRANCES HUDGINS

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 FRANCES HUDGINS, AN UNMARRIED PERSON

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at MADISON, _____, Tennessee, this 11th day of July, 2001.

Commission expires November 27, 2004

TONY J. LEWIS NOTARY PUBLIC

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