WARRANTY DEED

Davidson County DEEDWARR
Recvd: 11/19/01 11:59 2pgs
Fees:13.00 Taxes:351.50

20011119-0126322

D. ANNETTE MAPLES
NOTARY PUBLIC AT LARGE
SEVIER COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 95,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF November, 2001

Notary Public

MY COMMISSION EXPIRES: 01-28-03
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

AmTitle & Escrow, LLC, 515 Rivergate Parkway, Suite 111, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Starr Wilson (NAME)	Starr Wilson (NAME)	MAP 052-05-0
834 Idlewild Drive (ADDRESS)	834 Idlewild Drive (ADDRESS)	PARCEL 175.00
Madison, TN 37115 (CITY) (STATE) (ZIP)	Madison, TN 37115 (CITY) (STATE) (ZIP)	

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, Gary W. Hudson and wife, Myra D. Hudson

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Starr Wilson and husband, Ronald Wilson

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:

TRACT I: BEING Lot No. 3 on the Map showing the Subdivision of Lots Nos. 35, 36 and 37 in the Subdivision of part of H. B. Chadwell Tract, as of record in Book 547, page 60, Register's office for Davidson County, Tennessee.

SAID Lot No. 3 fronts 100 feet on the southwesterly side of Lanier Avenue, formerly a private drive, as widened, and extends back between parallel lines 259 feet to the northeasterly line of Lot No. 11.

TRACT II: APURTENANT EASEMENT of record in Book 5338, page 804, for the purposes of ingress and egress to andfrom the rear or any other portion of said Lot 3, described as follows:

BEGINNING at an iron pin in the south margin of Idlewild Drive, said point being the common corners of Lots Nos. 3 and 2 of the Subdivision of Lots Nos. 35, 36, and 37, in Subdivision of Parts of the H. B. Chadwell Tracts, as of record in Plat Book 547, page 60, Register's Office for Davidson County, Tennessee; thence leaving said south margin between Lots 2 and 3, S 38 degrees 00 minutes W, 259.00 feet to an iron pin; thence along the south line of Lot No. 2, N 27 degrees 30 minutes W, 17.35 feet to an iron pin and fence corner; thence along a fence N 32 degrees 19 minutes E, 154.09 feet to an iron pin; thence N 55 degrees 31 minutes E, 103.16 feet to the point of beginning, containing 5.175 square feet (0.12 acres), more or less.

BEING all of the same property conveyed to Gary W. Hudson and wife, Myra D. Hudson by Warranty Deed dated July 27, 1990, from Eveline Paulding, Unmarried, of record in Book 8163, page 643, Register's Office for Davidson County, TN

This conveyance is subject to taxes for the year 2002, and subsequent years, easements and restrictive covenants of record.

unimproved ( )
This is improved (X) property, known as 834 Idlewild Drive, Madison, TN 37115
(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 our hand s this 14th day of November, 2001

Gary W. Hudson

Myra D. Hudson

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 Gary W. Hudson and wife, Myra D. Hudson

the bargainor s, 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 Goodlettsville, Tennessee, this 14th day of November, 2001.

Commission expires 01-28-03

D. ANNETTE MASON NOTARY PUBLIC AT LARGE SEVIER COUNTY, TENN.

Notary Public

STATE OF TENNESSEE

COUNTY OF

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ 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