Davidson County DEEDWARR
Recvd: 11/19/01 13:16 2pgs
Fees:13.00 Taxes:185.00
20011119-0126378

This Instrument Prepared By:

Rudy Title & Escrow
2000 Glen Echo Road, Suite 209
Nashville, TN 37215

Return To:

Rudy Title & Escrow
2000 Glen Echo Road, Suite 209
Nashville, TN 37215

Special Warranty Deed

Address of New Owner:
John T. Gleaves
313 West End Place
Nashville, Tennessee 37205

Send Tax Bills To:
John T. Gleaves
4001 Anderson Road, B-126
Nashville, TN 37217

Map/Parcel Nos.:
104-5-362

For good and valuable consideration received, AmSouth Bank, Trustee of the T. Herschel Hudgins Family Trust, by these presents does transfer and convey unto the Grantee, John T. Gleaves, Unmarried, all title and interest in and to that certain tract or parcel of land in Davidson County, Tennessee, described as follows:

See attached Exhibit A

This is improved property known as 313 West End Place, Nashville, Tennessee 37205

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the Grantee, his heirs and assigns forever. And the Grantor covenants with the Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and that same is unencumbered except as stated above. And the Grantor does further covenant and bind itself, its heirs and assigns, to warrant and forever defend the title to said land to said Grantee its successors and assigns, against the lawful claims of all persons claiming by, through, or under said Grantor, but not otherwise.

AmSouth Bank executes this instrument solely in its fiduciary capacity and not individually, and the representations and warranties herein made by it are limited to those representations and warranties it can and should make in its fiduciary capacity and not otherwise.

Witness my hand this 9th day of November, 2001.

AmSouth Bank, Trustee
of the T. Herschel Hudgins Family Trust

By: _____
Vice President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 9th day of November, 2001, before me personally appeared, Douglas Kirby, Vice President of AmSouth Bank, Trustee of the T. Herschel Hudgins Family Trust, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of the T. Herschel Hudgins Family Trust, and acknowledged that he executed the same as his free act and deed and for the purposes described herein.

Witness my hand and official seal, at the office, this 9th day of November, 2001.

LAURA GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

_____
NOTARY PUBLIC

My Commission Expires: 3/23/02

My Commission Expires Mar 23 2002

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn and subscribed before me, this
9th day of November, 2001.

The actual consideration for this transfer
is $50,000.00

_____
AFFIANT

LAURA GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

_____
NOTARY PUBLIC

Land in Davidson County, Tennessee, being Lot No. 274 on the Map of Richland Realty Company's Second Subdivision, Division "B", of record in Book 332, Page 92, Register's Office for Davidson County, Tennessee.

Said Lot No. 274 fronts 50 feet on the westerly side of Park Circle and runs back 200 feet on the southerly line and 201 feet on the northerly line to an alley in the rear, measuring 54.5 feet thereon.

INCLUDED IN THE ABOVE DESCRIPTION BUT EXCLUDED therefrom is a portion of the property conveyed to the State of Tennessee by Deed from Wesley Warran McMahon of record in Book 4794, Page 576, Register's Office for Davidson County, Tennessee.

Land in Davidson County, Tennessee, being a part of Lot 274 of Richland Realty Company's Division "B" as of record in Subdivision Book 161, Page 151, Register's Office for Davidson county, and more particularly described as follows: Beginning at a point, said point being at the intersection of the south dedicated right-of-way line of Murphy Road and the west dedicated right-of-way line of Park Circle; thence with the west dedicated right-of-way line of Park Circle along a curve to the left with a radius of 2,229.86 feet for 124.5 feet to a point of beginning; thence continuing with the west dedicated right-of-way line of Park Cirlce along a curve to the left with a radius of 2,229.86 feet for 50.0 feet to a point; thence south 83 deg. 53' west for 38.2 feet to a point in the proposed right-of-way line of Interstate Route 440; thence with the proposed right-of-way line of Interstate Route I-440 North 21 deg. 01' west for 52.6 feet to a point; thence North 85 deg. 00' East for 53.6 feet back to the point of beginning and containing 2,295 square feet and being part of the same property conveyed to Wesley Warren McMahon and Mary Buchanan McMahon as tenants in common from Thomas M. Puckett and wife of record in Book 2146, Page 507, by decree of the 4th Circuit court in Divorce Action No. 59811, recorded in Minute Book 68-B, Page 566, said Register's Office.

Being the same property conveyed to T. Herschel Hudgins Family Trust by Last Will and Testament as shown of record in Docket No. 01P-153, Probate Court for Davdison County , Tennessee.

This conveyance is subject to any and all existing easements and restrictions as shown of record including those listed in Book 4794, page 576 and Plat Book 332, page 92, Register's Office of Davidson County, Tennessee.