Davidson County DEEDWARR
Recvd: 02/15/02 14:59 4pgs
Fees:23.00 Taxes:122.10
20020215-0020462

62

SPECIAL WARRANTY DEED

TO: The Wilson Group Real Estate, LLC

FROM: The Estate of T. Herschel Hudgins

C. Mark Carver, Esq.
Sherrard & Roe, PLC
424 Church Street, Suite 2000
Nashville, TN 37219

Address New Owner(s) as Follows:	Send Tax Bills To:	Map/Parcel Numbers
The Wilson Group Real Estate, LLC Attn: Mr. Hal Wilson 302 42nd Avenue Nashville, Tennessee 37209	Same	Map 92-9 Parcel 223

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $33,000.00

Affiant

Sworn to and subscribed before me, this 15th day of February, 2002.

Notary Public

My Commission Expires: 2/15/02

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. ROWENA MORGAN

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named Buyer, and other good and valuable considerations, the receipt of which is hereby acknowledged **The Estate of T. Herschel Hudgins**, (hereinafter called the "Seller"), has bargained and sold, and by these presents does transfer and convey unto **The Wilson Group Real Estate, LLC**, a Tennessee limited liability company (hereinafter called the "Buyer"), and Buyer's successors and assigns all of Seller's interest in a certain tract of land in Davidson County County, Tennessee, described on Exhibit A attached hereto and incorporated herein by reference, and any improvements thereon.

The above-referenced property is conveyed subject to the matters set forth on Exhibit B attached hereto and incorporated herein by reference.

TO HAVE AND TO HOLD the said real property, together with all rights and appurtenances thereunto belonging or in any wise appertaining to Buyer, its successors and assigns, forever in fee simple.

Seller further covenants and binds itself, its representatives, successors and assigns to warrant specially and forever defend the title to said real estate to Buyer, and Buyer's successors and assigns, against the lawful claims of all persons claiming through and under Seller (other than claims arising out of the matters set forth above), but not further or otherwise. 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.

IN WITNESS WHEREOF, Seller has caused this Special Warranty Deed to be executed effective as of the 15th day of February, 2002.

SELLER:

The Estate of T. Herschel Hudgins

By: AmSouth Bank, Executor

By: Thomas A. Allen

Title: Vice President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Eileen G. McKeehan the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Thomas A. Allen, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged himself to be the Vice President of AmSouth Bank, Executor of the Estate of T. Herschel Hudgins, the within named bargainor, and that he as such Vice President being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of AmSouth Bank, Executor of the Estate of T. Herschel Hudgins by himself as Vice President.

Witness my hand and seal, at Office in Nashville, Tennessee, this 15th day of February, 2002.

Notary Public

My Commission Expires: 3/26/2005

EXHIBIT A

PROPERTY DESCRIPTION

LAND in Davidson County, Tennessee, being Lot No. 79, on the Plan of Map of the Subdivision of the W. R. Wilson Tract, as shown on plat of record in Plat Book 332, page 161, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

BEING the same property conveyed to T. Herschel Hudgins a/k/a T. Hershel Hudgins, by Deed of Record in Book 5752, page 24, Register's Office for Davidson County, Tennessee. T. Hershel Hudgins and T. Herschel Hudgins are one and the same person. The said T. Herschel Hudgins having since died and his estate has been filed in Probate court of Davidson County, Tennessee, Case No. O1P-153.

EXHIBIT B

PERMITTED EXCEPTIONS

1. Real property taxes for 2002, a lien not yet due and payable.

2. Plat of record in Book 332, page 161, Registers Office of Davidson County, Tennessee.