Davidson County DEEDWARR
Recvd: 03/04/02 14:28 4pgs
Fees:23.00 Taxes:351.50
20020304-0026959

PREPARED BY:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE.
NASHVILLE, TN 37203

RETURN TO: Box 520B

[ADDRESS NEW OWNER:]	[SEND TAX BILLS TO:]	[MAP-PARCEL NO.]
Jeffrey A. Walters	Cendant Mtg d/b/a Coldwell Banker Mtg 3000 Leadenhall Rd	Map 084-11-0
2350 Dennywood		Parcel 112.00
Nashville, TN 37214	Mt. Laurel, NJ 08054	

This instrument prepared by : Joseph V. Ferrelli, Attorney, 104 Woodmont Boulevard, Suite 115, Nashville, Tennessee 37205

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **Randall L. Hudson, Executor, Randall L. Hudson, Individual, William Escue Hudson, Individual, Charles Brent Hudson, Individual and Claudia Lynne Hudson, Individual** (the "Grantors") have bargained and sold, and by these presents does transfer and convey unto **Jeffrey A. Walters, an unmarried person,** (the "Grantee"), his heirs and assigns a certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 130 on the Map of Maplecrest, as of record in Book 1835, pages 27 and 28, Register's Office for Davidson County, Tennessee.

Said Lot No. 130 fronts 90 feet on the northeasterly margin of Denneywood Drive and extends back between lines 171.1 feet on the southerly line to a dead line in the rear measuring 90 feet thereon.

Being the same property conveyed to Foster L. Hudson and wife, Nella J. Hudson by Warranty Deed from A. D. Hewlett and wife, Frances H. Hewlett of record in Book 2298, page 161, said Register's Office for Davidson County, Tennessee. The said Foster L. Hudson died on April 28, 1996 and upon his death title was vested in Nella J. Hudson as the sole surviving tenant by the entirety. The said Nella J. Hudson died on April 18, 2000 and upon her death title was vested in Randall Lee Hudson, Claudia Lynne Hudson, William Escue Hudson, and Charles Brent Hudson in equal shares. Last Will and Testament of Nella J. Hudson is in Probate File Number 00P699, for Davidson County, Tennessee.

This description is the same as was used in the last deed of record.

This instrument is being executed in behalf of William Escue Hudson, Charles Brent Hudson and Claudia Lynne Hudson pursuant to a Power of Attorney executed by them and being filed for record simultaneously herewith.

This conveyance is subject to the following:

1. Taxes for the year 2002 and subsequent years.
2. Plan of record in Book 1835, pages 27 and 28, said Register's Office for Davidson County, Tennessee.
3. Restrictive Covenants contained in Book 1874, page 452, said Register's Office for Davidson County, Tennessee.

This is improved property commonly known as 2350 Denneywood, Nashville, Tennessee 37214.

[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 19th day of February, 2002.

Notary Public

My Commission Expires: 7/24/04

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantee, his heirs and assigns, forever.

And Grantors do covenant with the said Grantee that the Grantor is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth herein above.

And Grantors do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the Property to the said Grantee, his heirs and assigns against the

lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 20TH day of February, 2002.

Randall L. Hudson, Executor

Randall L. Hudson, Individual

William Escue Hudson
by: Randall L. Hudson, Atty in Fact

Charles Brent Hudson
by: Randall L. Hudson, Atty in Fact

Claudia Lynne Hudson Gentry
by: Randall L. Hudson, Atty in Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON

On this 20TH day of **February, 2002**, before me personally appeared Randall L. Hudson, Executor of the Estate of Nella J. Hudson, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, executed the foregoing instrument for the purpose therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 20TH day of **February,** 2002.

Notary Public

My Commission Expires: 7/24/04

STATE OF TENNESSEE)
COUNTY OF DAVIDSON

On this 20TH day of **February, 2002**, before me personally appeared Randall L. Hudson, Individual, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, executed the foregoing instrument for the purpose therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 20TH day of **February,** 2002.

Notary Public

My Commission Expires: 7/24/04

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 20TH day of February, 2002, before me personally appeared Randall L. Hudson, to me known to be the person who executed the foregoing instrument on behalf of William Escue Hudson and who acknowledged that he executed the same as the free act and deed of the said William Escue Hudson.

WITNESS my hand and official seal at Nashville, Tennessee, this 20TH day of February, 2002.

Notary Public

My Commission Expires: 7/24/04

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 20TH day of February, 2002, before me personally appeared Randall L. Hudson, to me known to be the person who executed the foregoing instrument on behalf of Charles Brent Hudson and who acknowledged that he executed the same as the free act and deed of the said Charles Brent Hudson.

WITNESS my hand and official seal at Nashville, Tennessee, this 20TH day of February, 2002.

Notary Public

My Commission Expires: 7/24/04

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 20TH day of February, 2002, before me personally appeared Randall L. Hudson, to me known to be the person who executed the foregoing instrument on behalf of Claudia Lynne Hudson* and who acknowledged that he executed the same as the free act and deed of the said Claudia Lynne Hudson. Gentry

WITNESS my hand and official seal at Nashville, Tennessee, this 20TH day of February, 2002.

*Gentry

Notary Public

My Commission Expires: 7/24/04