BOX 2

WARRANTY DEED

NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY TENN.
My Commission Expires March 18, 2003

STATE OF
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $212,000.00

Richard B. Sanders
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE.

Notary Public

MY COMMISSION EXPIRES: 3/18/2003
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Paul F. Soper, 113 29th Avenue South, Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
William A. Hudson	William A. Hudson	82-161 41
(NAME)	(NAME)	
810 Russell Street	810 Russell Street	
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37206	Nashville, TN 37206	
(CITY) (STATE) (ZIP)	(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,

Kirk W. Buchanan and Callie D. Buchanan, husband and wife, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

William A. Hudson and Kristen M. Hudson, husband and wife, 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, being Lot No. 68 on the Plan of Barrow's Addition to Edgefield, of record in Plan Book I, page 15, Register's Office for said County.

Said Lot No. 68 fronts 50 feet on the southerly margin of Russell Street and extends back between parallel lines 170 feet to an alley.

Being the same property conveyed to Kirk W. Buchanan and Callie D. Buchanan, husband and wife, by Deed from Douglas H. Wassmer and Marie G. Wassmer, husband and wife, of record in Book 10674, page 820, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 810 Russell Street, Nashville, TN 37206
(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 hands this 25th day of February, 2002.

Davidson County DEEDWARR
Recvd: 03/13/02 12:10 2pgs
Fees:13.00 Taxes:784.40
20020313-0031716

Kirk W. Buchanon

Callie D. Buchanon

STATE OF West Virginia)
COUNTY OF Kanawha)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Kirk W. Buchanan, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at February, this 25th day of 2002.

Dianna M George
Notary Public

My Commission Expires: 10-9-2006

OFFICIAL SEAL
NOTARY PUBLIC
STATE OF WEST VIRGINIA
Dianna M. George
119 Lock Street
Nitro, WV 25143
My commission expires October 9, 2006

STATE OF West Virginia)
COUNTY OF Kanawha)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Callie D. Buchanan, the within named 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 February, this 25 day of 2002.

Dianna M George
Notary Public

My Commission Expires: 10-9-2006

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NOTARY PUBLIC
STATE OF WEST VIRGINIA
Dianna M. George
119 Lock Street
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