Davidson County DEEDWARR
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SPECIAL WARRANTY DEED

TO:	Brian M. Smith and Gerald C. Smith	C. Mark Carver, Esq. Sherrard & Roe, PLC
FROM:	The Estate of T. Herschel Hudgins	424 Church Street, Suite 2000 Nashville, TN 37219

Address New Owner(s) as Follows:	Send Tax Bills To:	Map/Parcel Numbers
Brian M. Smith and Gerald C. Smith 3801 Whitland Avenue, Apt. 5 Nashville, Tennessee 37205	Same	Map 103-8 Parcel 162

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $115,000.00.

Affiant

Sworn to and subscribed before me, this 29 day of March, 2002.

Notary Public

My Commission Expires: 5-26-02

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 **Brian M. Smith and Gerald C. Smith,** (hereinafter collectively 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. Brian M. Smith and Gerald C. Smith shall own the property as tenants in common.

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 29 day of March, 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, Lori McPherson 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 [redacted] 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 29 day of March, 2002.

Lori McPherson

Notary Public

My Commission Expires: 5-26-02

EXHIBIT A

PROPERTY DESCRIPTION

LAND lying in Davidson County, Tennessee, being more particularly described as follows:

Being the easterly one-half of Lot No. 332 in the Richland Realty Company's West Lawn Addition, the plan of which is of record in Book 421, page 32, Register's Office for Davidson County, Tennessee.

SAID part of said Lot No. 332 fronts 108 feet on the south side of West Lawn Drive, and runs back between lines 306.6 feet, more or less, on the easterly margin and 350 feet, more or less, on the westerly margin to the right-of-way of the N.C. & St. L. Railway, measuring 105.3 feet, more or less, on the rear line.

BEING the same property conveyed to T. Herschel Hudgins, deceased by Deed of Record in Book 7234, page 180 Register's Office for Davidson County, Tennessee. The said T. Herschel Hudgins has since died and his estate has been filed in the Probate Court of Davidson County, Tennessee, Case No. 01P-153.

EXHIBIT B

PERMITTED EXCEPTIONS

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

2. All matters shown on the Plat recorded in Book 421, page 32, Register's Office for Davidson County, Tennessee.