03

Realty Title 48-A

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $134,250.00

Sara Holland
Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 29th day of March, 2002.

Notary Public

My Commission Expires: 3/14/05

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

Sidwell, Barrett & McCann, P.C.
121 First Avenue South, Ste 200
Franklin, TN 37064

Davidson County DEEDWARR
Recvd: 04/04/02 13:47 2pgs
Fees:13.00 Taxes:496.73
20020404-0041237

ADDRESS NEW OWNER(S) AS FOLLOWS:
Brien L. Hudspeth
495 Huntington Ridge Drive
Nashville, Tennessee 37211

SEND TAX BILLS TO:
First Horizon Home Loan Corp.
4000 Horizon Way
Irving, TX 75063

MAP-PARCEL NUMBERS:
Map\Parcel 161-11-A

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Samuel W. Baughn a married man, and James L. Baughn, an unmarried man,** hereinafter referred to as Grantors, hereby transfer and convey to **Brien L. Hudspeth,** hereinafter referred to as 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. 118 on the Plan of Huntington Ridge Townhouse, as of record in Book 4675, page 9,and revised in Book 9700, Page 846, Register's Office for said County, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Samuel W. Baughn and James L. Baughn, unmarried by Warranty Deed from Westminster Homes, Inc., a North Carolina Corporation of record in Book 11050, Page 522, Register's Office of Davidson County.

County/City Taxes for the year 2002 are a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorata share thereof to GRANTEES who will be responsible for payment of said taxes.

This conveyance is made subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

This is improved property known as 495 Huntington Ridge Drive, Nashville, Tennessee 37211.

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 I do covenant with the said **GRANTEES** that I am 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 I do further covenant and bind myself, my 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 my hand this 29th day of March, 2002.

Samuel W. Baughn By: Atty-in-fact
Samuel W. Baughn
By: Scott Hubbard, Attorney in Fact

I, Bridget Baughn, do hereby join in this conveyance for the purpose of conveying any marital interest that I may have in said property by virtue of my marriage to Samuel W. Baughn.

Bridget Baughn By: Atty-in-fact
Bridget Baughn
By: A. Scott Hubbard, Attorney in Fact

James L. Baughn By: Atty-in-fact
James L. Baughn
By: A. Scott Hubbard, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, A. Scott Hubbard, with whom I am personally acquainted and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the attorney in fact for Samuel W. Baughn and wife, Bridget Baughn, and James L. Baughn, and that he is authorized to execute this instrument of their behalf.

Witness my hand and official seal this 29th day of March, 2002

Notary Public

My Commission Expires:



04984-SH