Davidson County DEEDWARR
Recvd: 05/06/02 13:32 3pgs
Fees:18.00 Taxes:133.20
20020506-0055297

RETURN TO:
PREMIER TITLE & ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TENNESSEE 37215

Prepared By:
NEAL & HARWELL, PLC
2000 One Nashville Place
150 Fourth Avenue, North
Nashville, Tennessee 37219
(615) 244-1713

BOX 10-A

WARRANTY DEED

ADDRESS NEW OWNERS:	SEND TAX BILLS TO:	MAP-PARCEL:
James L. Ackerman, *et ux* 1216 Hood Drive Brentwood, TN 37027	SAME	Map 172-1-A Parcel 27

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00), cash in hand paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, Morris W. Thurman, Sr. and Tom Hudgins, as tenants-in-common, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto James L. Ackerman and wife, Laureen K. Ackerman, the GRANTEES herein, their successors and assigns, a tract of land in Davidson County, Tennessee, described as follows, to wit:

> Land in Davidson County, Tennessee, being Lot No. 27 on the Plan of Copperfield Revised of record in Plat Book 6900, Pages 555-559, Register's Office for Davidson County, Tennessee, to which Plan reference is made for a more complete description.
>
> Being part of the same property conveyed to Morris W. Thurman, Sr. and Tom Hudgins by special warranty deed from Commerce Trading Corporation of record in Book 8546, Page 346, said Register's Office.
>
> This is the same legal description as used in the last deed of conveyance.
>
> This is unimproved property known as 33 Nickelby Down, Brentwood, Tennessee 37027 (Lot 27).

TO HAVE and to HOLD the said tract of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors and assigns forever.

GRANTORS covenant with the said GRANTEES that they are lawfully seized and possessed of said land in fee simple, that they have good right to convey it and the same is unencumbered except for the following:

1. Property taxes for 2002, which have been prorated between the parties.

2. Homeowners Association documents of record in Book 7200, Page

824; Book 7500, Page 941; and Book 7496, Page 162, RODC.

3. Restrictive Covenants of record in Book 6779, Page 296; Book 6783, Page 973; Book 7071, Page 482; and Book 7208, Page 889, RODC.

4. All matters on the Plan of Copperfield Revised, of record in Plat Book 6900, Pages 555-559, RODC.

GRANTORS further covenant and bind themselves, their heirs and assigns to warrant and forever defend the title to the said land to the GRANTEES, their heirs, successors and assigns, against the lawful claims of all persons whomsoever.

Whenever 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 3RD day of May, 2002.

MORRIS W. THURMAN, SR.

TOM HUDGINS

ACKNOWLEDGMENTS

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public in and for said County and State, Morris W. Thurman, Sr., 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 seal, at office in Nashville, Tennessee, this the 3RD day of May, 2002.

Notary Public

My Commission Expires:

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public in and for said County and State, Tom Hudgins, 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 seal, at office in Nashville, Tennessee, this the 2nd day of May, 2002.

Notary Public

My Commission Expires:
Oct 25, 2003

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is $36,000.00.

Affiant

Sworn to and subscribed before me this 3rd day of May, 2002.

Notary Public

My Commission Expires:

N:\Clients G-M\Huson Development Corporation 08124\Real Estate Closing 10199\Other\Huson Leasing - Warranty Deed (Nickelby Down-Parcel 27).doc