This Instrument Prepared by:
Sherrard & Roe, PLC (SWF)
424 Church Street, Suite 2000
Nashville, TN 37219

Davidson County DEEDWARR
Recvd: 05/15/02 15:20 5pgs
Fees:28.00 Taxes:1135.90
20020515-0059864

SPECIAL WARRANTY DEED

TO: AmSouth Bank, as Executor
of the Estate of T. Herschel Hudgins
(Grantee)

FROM: T. Herschel Hudgins, Inc.,
a Tennessee corporation
(Grantor)

Address New Owner(s) as Follows:	Send Tax Bills To:	Map/Parcel Numbers
AmSouth Bank, as Executor of the Estate of T. Herschel Hudgins 315 Deaderick Street Nashville, Tennessee 37237	same	Map 91-10 Parcel 454 Map 91-10 Parcel 272 Map 72-07 Parcel 333 Map 72-07 Parcel 275 Map 92-13 Parcel 93

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

I hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or the value of the property, whichever is greater, is $307,000.00.

Affiant

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

Notary Public

My Commission Expires: My Commission Expires NOV 1, 2005

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

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, **T. Herschel Hudgins, Inc.**, a Tennessee corporation, (hereinafter called the "Seller"), has bargained and sold, and by these presents does transfer and convey to **AmSouth Bank, as Executor of the Estate of T. Herschel Hudgins** (the "Buyer"), and Buyer's heirs, successors, and

assigns all of Buyer's interest in those tracts of land in Davidson County, Tennessee, described on Exhibit A attached hereto and incorporated herein by reference, and any improvements thereon.

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, 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 April, 2002.

T. HERSCHEL HUDGINS, INC.,
a Tennessee corporation

By: Mildred R. Hudgins
Name: Mildred R. Hudgins
Title: President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Mildred R. Hudgins, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged ~~himself~~ herself to be the President of T. Herschel Hudgins, Inc., a Tennessee corporation, the within named bargainor, and that ~~he~~ she as such President, being authorized so to do, executed the foregoing instrument for the purposes therein contained on behalf of the corporation by signing ~~his~~ her name as such President.

Witness my hand and seal, at Office in Davidson County, Tennessee, this 29th day of April, 2002.

Bryan Howard
Notary Public

My Commission Expires: 9/25/05

BRYAN HOWARD NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

250309.01 5620-0001

EXHIBIT A–PROPERTY DESCRIPTION

1. **Tract 1—5708 Maxon Avenue and 5704 Maxon Avenue**

LAND in Davidson County, Tennessee, being part of Lot 11 on the plan of B. F. Cockrill Farm, as of record in Book 161, pages 134 and 135, and more particularly described according to a survey made by Randolph L. Chapdelaine, dated September 2, 1985, as follows:

BEGINNING at an iron pin in the northern margin of Maxon Avenue, said pin being S 67 deg. 06 min. 39 sec. E 85.0 feet from the center line of Snyder Avenue and being the southeast corner of the Wallace Rice property; thence leaving the R.O.W. and running near a fence with Rice's east line N 22 deg. 53 min. 21 sec. E 124.4 feet to an iron pin in James Shearon's south line; thence running with a fence and Shearon's line S 67 deg. 06 min. 39 sec. E 77.17 feet to an iron pin; thence near a fence and continuing with Shearon's line N 22 deg. 53 min. 21 sec. E 50.00 ft. to an iron pin; thence near a fence and with Shearon's line S 67 deg. 06 min. 39 sec. E 189.00 ft. to an iron pin in the west margin of an abandoned alley, said point being Shearon's southeast corner; thence with the alley's margin S 22 deg. 53 min. 21 sec. W 50.00 ft. to an iron pin, said pin being the northeast corner of the Betty Adair property; thence near a fence and with Adair's north line N 67 deg. 06 min. 39 sec. W 101.17 ft. to an iron pin; thence with Adair's west line S 22 deg. 53 min. 21 sec. W 124.4 ft. to an iron pin in the north margin of Maxon Avenue; thence with the margin of said road N 67 deg. 06 min. 39 sec. W 165.00 ft. to the point of beginning, containing 0.688 acres, more or less.

BEING the same property conveyed to T. Herschel Hudgins, Inc. by quitclaim deed from T. Herschel Hudgins, individually, and Barry W. Bedford, Trustee, of record in Book 6689, page 380, Register's Office for Davidson County, Tennessee.

This is improved property known as 5708 Maxon Avenue, Nashville, Tennessee 37209, and 5704 Maxon Avenue, Nashville, Tennessee 37209.

2. **Tract 2—1413 McGavock Pike**

Being Lot No. 2 on the Map of the R.D. Owen Subdivision of record in Book 6050, page 193, Office of the Register for Davidson County, Tennessee.

Said Lot No. 2 fronts 55.50 feet on the northerly side of McGavock Pike and runs back 165.33 feet on the easterly line and 159.72 feet on the westerly line to an alley in the rear, on which it measures 56.51 feet.

BEING the same property conveyed to T. Herschel Hudgins, Inc. by deed from Dorothy S. Tarkington, as Conservator for Grace E. Owen,

of record in Book 6669, page 518, Register's Office for Davidson County, Tennessee.

Subject to a ten-foot right-of-way dedication for the widening of McGavock Pike.

This is improved property known as 1413 McGavock Pike, Nashville, Tennessee 37216.

3. **Tract 3—1415 McGavock Pike**

Being Lot No. 1 on the Map of the R.D. Owen Subdivision of record in Book 6050, page 193, Register's Office for Davidson County, Tennessee.

Said Lot No. 1 fronts 109.15 feet on the northerly side of McGavock Pike and runs back 176.18 feet on the easterly line and 165.33 feet on the westerly line to an alley in the rear on which it measures 109.35 feet.

BEING the same property conveyed to T. Herschel Hudgins, Inc. by deed from Dorothy S. Tarkington, as Conservator for Grace E. Owen, of record in Book 6669, page 515, Register's Office for Davidson County, Tennessee.

Subject to a ten-foot right-of-way dedication for the widening of McGavock Pike.

This is improved property known as 1415 McGavock Pike, Nashville, Tennessee 37216.

4. **Tract 4—3310 Park Avenue**

Being Lot No. 75 on the Map of Hortense Place, as of record in Book 161, page 167, Register's Office for said County.

Said Lot No. 75 fronts 63.5 feet on the northerly side of Park, formerly First Avenue, and runs back 115 feet, more or less, on the westerly line and 119 feet, more or less, on the easterly line with the westerly margin of an alley, to the southerly line of the "Dungy" property, measuring 64 feet, more or less, thereon.

BEING the same property conveyed to T. Herschel Hudgins, Inc. by deed from Pat Brown Gingles, of record in Book 6958, page 737, Register's Office for Davidson County, Tennessee.

This is improved property known as 3310 Park Avenue, Nashville, Tennessee 37209.

EXHIBIT B
PERMITTED EXCEPTIONS

1. Real estate taxes and assessments, which are a lien at the time of conveyance but which are not yet due and payable.

2. All matters of public record.