62
CMC

SPECIAL WARRANTY DEED

TO:	Wilma J. Eaton	C. Mark Carver, Esq. Sherrard & Roe, PLC 424 Church Street, Suite 2000 Nashville, TN 37219
FROM:	The Estate of T. Herschel Hudgins	

Address New Owner(s) as Follows:	Send Tax Bills To:	Map/Parcel Numbers
Wilma J. Eaton 1126 Charlotte Avenue Nashville, TN 37203	Same	Map 81-3, Parcel 178 Map 92-7, Parcel 228 Map 92-9, Parcel 208 Map 92-9, Parcel 224 Map 92-9, Parcel 225 Map 92-9, Parcel 227

Davidson County DEEDWARR
Recvd: 06/17/02 11:48 5pgs
Fees:28.00 Taxes:1084.10
20020617-0073020

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $293,000.00.

C Mark Carver
Affiant

Sworn to and subscribed before me, this 14th day of June, 2002.

Wilma S. Morgan
Notary Public

NOTARY PUBLIC AT LARGE DAVIDSON CO., TN.

My Commission Expires: 3/24/2005

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 **Wilma J. Eaton** (hereinafter 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.

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 13th day of June, 2002.

SELLER:

The Estate of T. Herschel Hudgins

By: AmSouth Bank, Executor

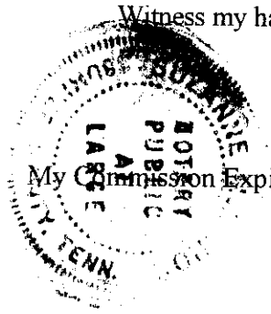
By: _____

Title: Vice President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Suzanne McMahon the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Douglas Kirby, 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 signing 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 7th day of June, 2002.



_____
Notary Public

My Commission Expires: My Commission Expires NOV. 1, 2005

EXHIBIT A

PROPERTY DESCRIPTION

Six tracts of land in Davidson County, Tennessee more particularly described as follows:

Tract 1: 1102 Cecelia Street, Map 81-3, Parcel 178

Being part of Lots Nos. 2 and 3 on the plan of Buena Vista as of record in Book 57 at page 26, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to T. Herschel Hudgins, deceased, by Abe Weaver and wife, Ida Weaver by Warranty Deed of record in Book 7746, page 103, Register's Office for Davidson County. 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.

Tract 2: 745 22nd Avenue, North, Map 92-7, Parcel 228

BEING Lot No. 15 on the Map of T. J. Hardings Subdivision of Lot No. 6 on the Elizabeth Harding Lytle Tract, as of record in Book 161, page 11, Register's Office for Davidson County, Tennessee.

SAID Lot fronts 50 feet on the westerly side of 22nd Avenue North, formerly St. Charles Street, and runs back between parallel lines, 108 feet to an alley.

Being the same property conveyed to T. Herschel Hudgens, deceased, by Robert H. Herrman by deed of record in Book 9556, page 881, Register's Office for Davidson County, Tennessee. T. Herschel Hudgens and T. Herschel Hudgins are one and the same person. 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.

Tract 3: 422 37th Avenue, North, Map 92-9, Parcel 208

Land in Davidson County, Tennessee, being Lot No. 58 on the Map of the Map of the Subdivision of the W. R. Wilson Tract, as of record in Book 332, page 161, Register's Office for said County.

Said Lot No. 58 fronts 50 feet on the easterly side of 37th Avenue North, formerly Willie Street, and runs back between parallel lines 130 feet to an alley.

Being the same property conveyed to T. Hershel Hudgens, deceased, by Robert H. Herrman by deed of record in Book 9556, page 878, Register's Office for Davidson County, Tennessee. T. Herschel Hudgens and T. Herschel Hudgins are one and the same person. 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.

Tract 4: 411 36th Avenue North, Map 92-9, Parcel 224

LAND in Davidson County, Tennessee, being Lot No. 77 on the Map of the Subdivision of the W. R. Wilson Tract, as of record in Book 332, page 161, Register's Office for said County. For a more complete description reference is hereby made to said Plan.

BEING a portion of the same property conveyed to T. Herschel Hudgins, deceased, by James K. Eaton and Grady L. Hall by deed of record in Book 5752, page 24, 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.

Tract 5: 413 36th Avenue North, Map 92-9, Parcel 225

LAND in Davidson County, Tennessee, being Lot No. 78 on the Map of the Subdivision of the W. R. Wilson Tract, as of record in Book 332, page 161, Register's Office for said County. For a more complete description reference is hereby made to said Plan.

BEING a portion of the same property conveyed to T. Herschel Hudgins, deceased, by James K. Eaton and Grady L. Hall by deed of record in Book 5752, page 24, 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.

Tract 6: 417 36th Avenue, North, Map 92-9, Parcel 227

Being Lot No. 75 on the plan of W. R. Wilson Plan as of record in Book 332 at page 161, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to T. Herschel Hudgins, deceased, by Abe Weaver and wife, Ida Weaver, by Warranty Deed of record in Book 7746 at page 100, Register's Office for said County. 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 of public record.

3. All visible easements and rights and all matters which a survey of the property would show.