File Box 12
R. Sanders

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

SPECIAL WARRANTY DEED

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

FROM: AmSouth Bank, as Trustee of the
Amended and Restated Revocable Trust
of Mildred Hudgins
(Grantor)

Davidson County DEEDWARR
Recvd: 07/10/02 16:15 4pgs
Fees:23.00 Taxes:418.10
20020710-0083240

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, TN 37237	same	Map 92-13 Parcel 95 Map 92-13 Parcel 96 Map 92-13 Parcel 101

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

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 $113,000.00.

Affiant

Sworn to and subscribed before me, this 13th day of March, 2002.

Notary Public

My Commission Expires: 9/25/05

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, **AmSouth Bank, as Trustee of the Amended and Restated Revocable Trust of Mildred Hudgins dated January 23, 2002,** (hereinafter called the "Grantor"), has bargained and sold, and by these presents does transfer and convey to **AmSouth Bank, Executor of**

the Estate of T. Herschel Hudgins (the "Grantee"), and Grantee's heirs, successors, and assigns an undivided interest in those certain 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 Grantee, its successors and assigns, forever in fee simple.

Grantor further covenants and binds herself, her representatives, successors and assigns to warrant specially and forever defend the title to said real estate to Grantee, and Grantee's successors and assigns, against the lawful claims of all persons claiming through and under Grantor (other than claims arising out of the matters set forth above) to the maximum extent it can or should do as Trustee of the Amended and Restated Revocable Trust of Mildred Hudgins dated January 23, 2002, 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, Grantor has caused this Special Warranty Deed to be executed effective as of the 12 day of March, 2002.

AmSouth Bank, as Trustee of the Amended and Restated Revocable Trust of Mildred Hudgins

By: _____
Name: KEITH DAVIS
Title: VICE PRESIDENT

STATE OF TENNESSEE)
COUNTY OF Davidson)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Keith Davis, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged himself to be Vice President of AmSouth Bank, the Trustee of the Amended and Restated Revocable Trust of Mildred Hudgins, the within named bargainor, and that as such Trustee, being authorized so to do, executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal, at Office in Davidson County, Tennessee, this 13th day of March, 2002.

_____
Notary Public

My Commission Expires: 9/25/05

EXHIBIT A

PROPERTY DESCRIPTION

Tract 1 – Improved property located at 3314 Park Avenue, Nashville, TN 37209 – Map 92-13 Parcel 95

Being Lot No. 2 of Block No. 6 on the Map of Charlotte Park Company's Second Addition, as of record in Book 57, page 160, Register's Office for Davidson County, Tennessee.

Said Lot No. 2 fronts 50 feet on the northerly side of Park Avenue, formerly First Avenue, and runs back between parallel lines, 150 feet to an alley.

Tract 2 – Improved property located at 3316 Park Avenue, Nashville, TN 37209 – Map 92-13 Parcel 96

Land in Davidson County, Tennessee, being Lot No. 3 of Block 6 on the Plan of Charlotte Park Company's Second Addition, as of record in Book 57, page 160, Register's Office for Davidson County, Tennessee.

Said Lot No. 3 fronts 50 feet on the north side of Park Avenue, formerly First Avenue, and runs back between parallel lines, 150 feet to an alley.

Tract 3 – Improved property located at 3326 Park Avenue, Nashville, TN 37209 – Map 92-13 Parcel 101

Being Lot No. 8 of Block 6, Charlotte Park Second Addition, as of record in Book 57, page 160, Register's Office for Davidson County, Tennessee.

Said Lot No. 8 fronts 50 feet on the north side of First Avenue, now Park Avenue and runs back northwardly between parallel lines, 150 feet along the margin of Woodfin Street, to a 20 foot alley.

Being part of the same property conveyed to Grantor by quitclaim deed from Mildred V. Hudgins, of record in Instrument Number 20020110-0004114, Register's Office for Davidson County, Tennessee.

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.