Davidson County DEEDWARR
Recvd: 07/10/02 16:16 5pgs
Fees:28.00 Taxes:2935.95

20020710-0083241

File Box 12

SPECIAL WARRANTY DEED

TO:	AmSouth Bank, as Trustee of the Amended and Restated Revocable Trust of Mildred Hudgins	This instrument was prepared by: Scott W. Fielding, Esq. Sherrard & Roe, PLC 424 Church Street, Suite 2000 Nashville, TN 37219
FROM:	AmSouth Bank, as Executor of the Estate of T. Herschel Hudgins	

Address New Owner(s) as Follows:	Send Tax Bills To:	Map/Parcel Numbers
AmSouth Bank, as Trustee of the Amended and Restated Revocable Trust of Mildred Hudgins 315 Deaderick Street Nashville, TN 37237	same	Map 129-7 Parcel 28 Map 92-13 Parcel 86 Map 92-13 Parcel 88 Map 92-13 Parcel 90

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 $793,500.00.

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, Executor of the Estate of T. Herschel Hudgins** (hereinafter called the "Executor"), has bargained and sold, and by these presents does transfer and convey to **AmSouth Bank, as Trustee of the Amended and Restated Revocable Trust of Mildred Hudgins dated January 23, 2002** (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.

Executor further covenants and binds itself, its 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 Executor (other than claims arising out of the matters set forth above) to the maximum extent that it can or should do as Executor of the Last Will and Testament of T. Herschel Hudgins, deceased, 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, Executor has caused this Special Warranty Deed to be executed effective as of the 12th day of March, 2002.

AmSouth Bank, as Executor
of the Estate of T. Herschel Hudgins

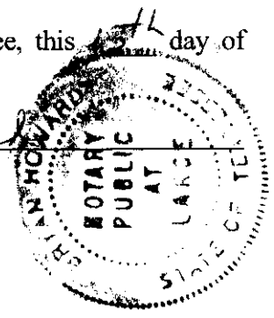
By: _____
Name: Douglas Kirby
Title: Vice President

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Before me, ~~Keith Davis~~ Bryan Howard BH the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared ~~Keith Davis~~ Doug Kirby DK, 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 Executor under the Last Will and Testament of T. Herschel Hudgins, the within named bargainor, and that he as such Executor, being authorized so to do, executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal, at Office in Williamson County, Tennessee, this 12th day of March, 2002.

Bryan Howard
Notary Public



My Commission Expires: 9/25/05

EXHIBIT A

Property Description

Property Located at 6607 Fox Hollow Road (Parcel ID No. 12907002800)

Land in the 8th Civil District of Davidson County, Tennessee, being Lot No. 96. On the Plan of West Meade Park, Section One, as of record in Book 2900, pages 103 and 104, Register's Office for said County, described as follows:

BEGINNING at an iron pin in the easterly margin of Fox Hollow Road at the common corner of Lots Nos. 96 and 97 of said subdivision; thence with the line between said two lots easterly 647 feet to an iron pin; thence South 23 deg. 29' East 165 feet to a concrete monument located at the northeast corner of Lot No. 91 of said subdivision; thence with the line between said Lots Nos. 91 and 96 and continuing with the line between Lots Nos. 92 and 96 of said subdivision westerly 187.8 feet to an iron pin located at the East corner of Lot No. 95 of said subdivision; thence with the line between said Lots Nos. 95 and 96 northwesterly 545 feet to the easterly margin of Fox Hollow Road; thence with the easterly margin of Fox Hollow Road around a sight curve to the left 98 feet to the beginning.

BEING the same property conveyed to T. Herschel Hudgins by Warranty Deed from Shirley Beattie, now Rindone, and husband Ray Rindone, of record in Book 4419, page 82, Register's Office of Davidson County, Tennessee. The said T. Herschel Hudgins has since died.

Property Located at 3311 Charlotte Avenue (Parcel ID No. 09213008600)

Land in Davidson County, Tennessee, being the easterly 67 feet of Lot No.1 of Block 1, on the plan of Charlotte Park Company's Second Addition, as of record in Book 57, pages 160 and 161, Register's Office for said County.

Said part of lot No. 1 fronts 67 feet on the southerly side of Charlotte Pike and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to T. H. Hudgins by deed from Paul M. McDowell and wife, Odeen McDowell, of record in Book 2042, page 183, said Register's Office. The said T. H. Hudgins was also known as T. Herschel Hudgins and has since died.

Property Located at 3305 Charlotte Avenue and 331 33rd Avenue North (Parcel ID Nos. 09213008800 and 09213009000)

Tract 1: Land in Davidson County, Tennessee, Being Lot No. 1 on the Plan of the resubdivision of lots 1 & 2, Stansell Subdivision, of record in Book 8250 Page 368 Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description.

Tract II: Being Lot 72 and the northerly 7.50 feet of Lot 73 on the map of Hortense Place, as of record in Book 161 page 167 RODC.

Said tract adjoin and front together 42.50 feet on the westerly side of 33rd Ave. North and runs back 140 feet more or less on the northerly line of said lot 72, and 140 feet more or less on the southerly line of said part of said Lot 73, to the easterly margin of an alley, said line measuring 27.50 feet thereon.

Being the same property conveyed to the T. Herschel Hudgins by deed from John A. Drillot, of record in Book 10777, page 508 RODC. The said T. Herschel Hudgins has since died.

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.