THIS INSTRUMENT PREPARED BY:
Hatcher Escrow Company
113 Shivel Drive
Hendersonville, TN 37075
Our File Number: 12558C

MAP/GROUP/PARCEL:
053-08-0/137.00

Davidson County DEEDWARR
Recvd: 08/09/02 13:12 2pgs
Fees:13.00 Taxes:284.90
20020809-0096414

NEW OWNER'S NAME AND ADDRESS:
JAMES LINDEMYER AND
NORMA JAMES
305 30TH STREET
OLD HICKORY, TN 37138

SEND TAX BILLS TO:
New Owner

WARRANTY DEED

FOR GOOD CONSIDERATION, the receipt of which is hereby acknowledged, **SCOTT S. HUDGENS, A MARRIED MAN** hereinafter called Grantor, does hereby transfer and convey unto **JAMES LINDEMYER, A MARRIED MAN, AND NORMA JAMES, AN UNMARRIED WOMAN, AS TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP**, their heirs and assigns, hereinafter called Grantees, property described as follows:

LAND in Davidson County, Tennessee, being Lot Nos. 9 and 10 on the plan of Debbs and Elliott Subdivision, Block 17, of record in Book 547, Page 127, Register's Office for Davidson County, Tennessee.

Said Lots together front 100 feet on the margin of 30th Street and extends back between parallel lines 144 feet to a line on the rear measuring 100 feet thereon.

The subject property is improved property commonly known as 305 30TH Street, Old Hickory, Tennessee.

BEING the same property conveyed to Scott S. Hudgens herein by deed of record in Book 9679, Page 195, Register's Office for Davidson County, Tennessee.

Jenia Hudgens, wife of Scott S. Hudgens, joins in this conveyance for the purpose of conveying her marital interest in said property.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said grantees. Grantor covenants with grantees that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and restrictions and easements of record.

GRANTOR further covenants and binds himself, his heirs, successors, and representatives to warrant and defend the title to the said land to Grantees, their heirs, successors, and assigns against the lawful claims of all persons whatsoever.

Scott S. Hudgens By: Jenia Hudgens

SCOTT S. HUDGENS
BY: JENIA HUDGENS, ATTORNEY IN FACT

Jenia Hudgens

JENIA HUDGENS

STATE OF TENNESSEE
COUNTY OF SUMNER

PERSONALLY appeared before me, the undersigned authority, Jenia Hudgens, individually and as attorney in fact for Scott S. Hudgens, with whom I am personally acquainted, and made oath that she executed the foregoing instrument as a free act and deed and for the purposes therein contained.

DONE at offices in Hendersonville, TN, on this the 7th day of August, 2002.

NOTARY PUBLIC

My Commission Expires:
1-25-06

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value whichever is greater for this transfer is $77,000.00.

AFFIANT

Sworn to and subscribed before me, this the 7th day of August ,2002.

NOTARY PUBLIC

My Commission Expires:
1-25-06