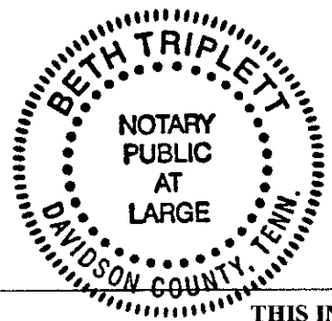
Box 13
#4183

WARRANTY DEED



My Commission Expires MAY 28, 2006

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $195,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22ND DAY OF AUGUST, 2002.

Notary Public

MY COMMISSION EXPIRES: May 28, 2006.
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 3354 Perimeter Hill Dr. Ste. 142, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kerry McLean	Kerry McLean	137-67
(NAME)	(NAME)	
3519 Couchville Pike	3519 Couchville Pike	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Nashville, TN 37076	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Ricky L. Hudson and wife, Jacquelyn K. Hudson, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Kerry McLean, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A tract of land lying in the 4th, formerly 16th, Civil District of Davidson County, Tennessee, being Lot No. 2 on the Map showing S. A. Buchanan's Subdivision of the Castleman Tract, not of record, described according to a survey made by Eric Drake, County Surveyor, November 12, 1932, as follows:

BEGINNING in the center of Couchville Pike on Franklin College Road at the corner of Lots Nos. 1 and 2, being 555 east of the intersection of Lot No. 1 and the road bordering the J.Y. Purgh Tract; thence with the line between said two lots, south 0° 38' East 996 feet to the northerly margin of a private road; thence with said road, South 88° 48' East 762 feet to the corner of Lots Nos. 2 and 3; thence with the line between Lots Nos. 2 and 3, North 0° 38' West 1005 feet to the center of the Couchville Pike; thence with same, North 89 ½° West 762 feet to the beginning, containing 17.5 acres, more or less.

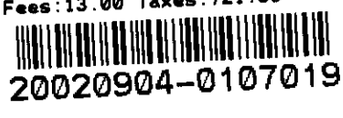
Being the same property conveyed to Ricky L. Hudson and wife Jacquelyn K. Hudson, by deed of record in Book 9989, Page 956, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☒
This is improved ☐ property, known as 3519 Couchville Pike, Nashville, TN 37076
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. 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.

Davidson County DEEDWARR
Recvd: 09/04/02 14:13 2pgs
Fees:13.00 Taxes:721.50



20020904-0107019

Witness my/our hand(s) this 22nd day of August, 2002.

Ricky L. Hudson

Jacquelyn K. Hudson

STATE OF TENNESSEE

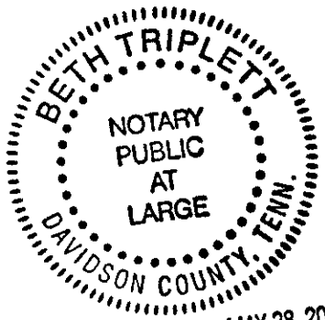
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Ricky L. Hudson and wife, Jacquelyn K. Hudson with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purpose therein contained.

Witness my hand and official seal at Nashville, Tennessee this 22nd day of August, 2002.

Commission expires: May 28, 2006

Beth Triplett Notary Public



My Commission Expires MAY 28, 2006