FILE NO. SP41426
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FORM NO WD-1

Davidson County DEEDWARR
Recvd: 11/04/02 10:17 2pgs
Fees:13.00 Taxes:599.40

20021104-0134811

JANET S. DAVIS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires JULY 24, 2004

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 162,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF NOVEMBER 20 02

Notary Public

MY COMMISSION EXPIRES: 7-24-2004
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
SATURN & MAZER, Attorneys, 212 Third Avenue, North, Nashville, Tennessee 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
PAUL D. TRACEY et ux	S A M E	5-34
(NAME)	(NAME)	
8300 Greenbrier Road		14D 28375
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Joelton, TN 37080		
(CITY) (STATE) (P.O ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN 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 BILLY R. HUDGINS and wife, NANCY S. HUDGINS

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO PAUL D. TRACEY and wife, CAROL A. ROUZER

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:

Land in the 14th Civil District of Davidson County, Tennessee, being 5.7 acres, more or less, according to a survey by Barry Greer and Associates dated October, 1976. This property fronts on Greenbrier Road and being known as part of the Melvin A. Baker farm.

Beginning at a point in the easterly margin of Greenbrier Road, said beginning point being measured along the easterly margin of Greenbrier Road 2330.94 feet northerly of the center of the South Fork of Sycamore Creek where it intersects the easterly margin of Greenbrier Road; thence with the easterly margin of Greenbrier Road North 21 degrees 45 minutes East 178.88 feet, then leaving Greenbrier Road and going South 81 degrees 07 minutes East 1399.1 feet to a point; thence South 4 degrees 10 minutes West 175 feet to a point; thence North 81 degrees 07 minutes West 1453.4 feet to the point of beginning.

BEING the same property conveyed to Billy R. Hudgins by Quitclaim Deed from Cheryl Hudgins of record in Book 6592, Page 787, Register's Office for Davidson County, Tennessee and being the same property conveyed to Billy R. Hudgins and wife, Cheryl Hudgins by Installment Deed from Melvin A. Baker and wife, Bonnie R. Baker, of record in Book 5092, Page 968, Register's Office for Davidson County, Tennessee. The said Billy R. Hudgins having since married Nancy S. Hudgins.

unimproved ( )
This is improved (X) property, known as 8300 Greenbrier Road, Joelton, Tennessee 37080
(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.

Witness our hand s this 1st day of November, 20 02

Billy R. Hudgins
BILLY R. HUDGINS

Nancy S. Hudgins
NANCY S. HUDGINS

STATE OF TENNESSEE }
Davidson County }

Personally appeared before me, THE UNDERSIGNED, a Notary Public in and for said County and State, the within named BILLY R. HUDGINS and wife, NANCY S. HUDGINS

the bargainor s, 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 purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 1st day of November, 20 02.

Commission Expires 3/25/06

Notary Public

STATE OF TENNESSEE }
Davidson County }

Before me, _____ a Notary Public in and for the State and County aforesaid, personally appeared _____

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 _____ of the _____ a corporation, and that he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

Witness my hand and official seal at _____, _____, this _____ day of _____, 20____.

_____ Notary Public

Commission Expires _____

WARRANTY DEED

FROM

TO