Return to

SIDWELL & BARRETT, P.C.
121 1st Avenue South, Suite 200
Franklin, TN 37064

Davidson County DEEDWARR
Recvd: 11/25/02 09:39 2pgs
Fees:13.00 Taxes:567.95

20021125-0145826

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $153,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS _____ DAY OF NOVEMBER, 2002.

Notary Public

MY COMMISSION EXPIRES: 11/27/05

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| DAVID O. FILSON | Irwin Mortgage Co. | 126-15-A-015 CO |
| (NAME) | (NAME) | |
| 7804 FARMINGTON PLACE | P.O. Box 23550 | |
| (ADDRESS) | (ADDRESS) | |
| NASHVILLE, TN 37221 | Jacksonville FL 32241 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

## *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, **WE, ROBERT B. HUDSON AND WIFE, KELLY H. HUDSON,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **DAVID O. FILSON, MARRIED,** HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND in Davidson County, Tennessee, being Lot No. 15 on the plan of Phase One, Boone Trace at Biltmore of record in Plat Book 7900, page 667, Register's Office for said County.

Being the same property conveyed to ROBERT B. HUDSON AND SPOUSE, KELLY H. HUDSON, by deed from SCOTT R. THRASH AND SPOUSE, KRIS A. THRASH, of record in Book 11456, page 34, Register's Office of Davidson County, Tennessee.

This conveyance is subject to the Plan of record in Plat Book 7900, page 667, the Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Book 9342, page 312, and as re-recorded in Book 9735, page 931, said Register's Office. Easement and right of entry Agreement underground between Viacom Cable and First Hotel Investment Corp., of record in Book 9665, page 420, and any and all other easements, conditions and restrictions which may affect said property of record in the Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved( X ) property, known as 7804 FARMINGTON PLACE, NASHVILLE, TN 37221
(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 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 hands this 11th DAY OF **NOVEMBER, 2002.**

**ROBERT B. HUDSON**

**KELLY H. 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 **ROBERT B. HUDSON AND KELLY H. HUDSON**, 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 11th DAY OF **NOVEMBER, 2002.**

Commission expires: October 25, 2003

JUDY F. COHEN
NOTARY PUBLIC
AT LARGE
DAVIDSON COUNTY, TENN.

Notary Public