Davidson County DEEDWARR
Recvd: 11/25/02 16:17 2pgs
Fees:13.00 Taxes:458.43

20021125-0146290

**RECORD AND RETURN TO:**
**NATIONS TITLE OF TENNESSEE, INC.**
**5214 MARYLAND WAY, STE. 208**
**BRENTWOOD, TN 37027**
**02TN03847**

# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
**$123,900.00**

Affiant

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

Notary Public

MY COMMISSION EXPIRES: 4-9-06

WILLIAMSON COUNTY NOTARY PUBLIC AT LARGE ROBERTSON CO. TENNESSEE

file # 43

**THIS INSTRUMENT WAS PREPARED BY**
**NATIONS TITLE AGENCY OF TENNESSEE, INC., 5214 MARYLAND WAY. STE. 208, BRENTWOOD, TN 37027**

| ADDRESS OF NEW OWNER AS FOLLOWS : | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| **Teresa Hudgens** | **America's Wholesale Lender** | **83-4-247** |
| **311 McKennell Drive** | **P.O. Box 10212** | |
| **Nashville, TN 37206** | **Van Nuys, CA 91410-0212** | |

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,

**JANICE B. KIRKPATRICK, UNMARRIED**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

**TERESA HUDGENS, UNMARRIED**

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 Davidson County, Tennessee, being Lot No. 8 on the Plan of Delaney Subdivision, Section 1, as of record in Book 3500, page 129, Register's Office for said County.**

**Said Lot No. 8 fronts 80 feet on the southwesterly side of McKennell Avenue and extends back 162.00 feet on the northwesterly line and 173.60 feet on the southeasterly line to a dead line in the rear, measuring 80.87 feet thereon.**

**Being the same property conveyed to Janice B. Kirkpatrick, a widow, by Warranty Deed from Village Builders, Inc., dated July 30, 1965 and recorded August 2, 1965 in Book 3918, page 336, Register's Office for Davidson County, Tennessee.**

Unimproved ( )
This is improved ( X) property known as **311 McKennell Drive, Nashville, TN 37206**
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 hands this 22nd day of November, 2002.

Janice B. Kirkpatrick

**JANICE B. KIRKPATRICK**

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 JANICE B. KIRKPATRICK the bargainors 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 22nd day of October, 2002.

Commission Expires:_____

_____
Notary Public

GAIL O. MOTORY NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

My Commission Expires JAN 03, 20[illegible]

---

STATE OF TENNESSEE
COUNTY OF

Before me, _____, a Notary Public within and for the State and County aforesaid personally appeared _____ and _____ with whom I am personally acquainted and who upon _____oath(s) acknowledged _____ to be the _____ and _____respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, 20_____.

My commission expires:_____ _____
Notary Public

---

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this the _____ day of _____, 2002., before me personally appeared _____ to me known to be the person who executed the foregoing instrument in behalf of _____ as her Attorney in Fact, and acknowledged that she executed the same as the free act and deed of the said _____

Witness my hand and official seal at Brentwood, Tennessee, this the _____day of _____, 2002..

My commission expires:_____ _____
Notary Public