PICK-UP

This Instrument Prepared by:
Frontier Title & Escrow, Inc
109 C East Avenue
Goodlettsville, TN 37072

MAP: 071-01-0
PARCEL: 080.00
GROUP:

New Owners Address
Send Tax Bills to Same Address:
Sylvester Hudson, Jr.
606 Truxton Drive
Nashville, TN 37214

Davidson County DEEDWARR
Recvd: 12/16/02 14:22 2pgs
Fees:13.00 Taxes:46.25
20021216-0154651

WARRANTY DEED

THIS INDENTURE, made this 13th day of December, 2002 between

A.C. Johnson

of Dickson County, Tennessee, hereinafter referred to as **Grantor**, and

Sylvester Hudson, Jr.

of Davidson County, Tennessee, hereinafter referred to as **Grantee**.

WITNESSETH: that said Grantor, for and in consideration of the sum of ONE AND 00/100 DOLLAR ($1.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed, and does hereby grant, bargain, sell and convey unto the said Grantee the following described premises situated in Davidson County, Tennessee, to wit:

Land in Davidson County, Tennessee as follows:

Being part of Lot No. 4 of Scruggs Subdivision of Taylor Land. Said part of Lot No. 4 fronts 50 feet, more or less, on the easterly margin of Monticello Drive and runs back between lines measuring 485 feet, more or less, on its southerly line and 536 feet, more or less, on its northerly line, to a line in the rear measuring 133 feet, more or less.

Included in the above description but specifically excluded is the conveyance to the Metropolitan Government of Nashville and Davidson County of record in Book 4266, Page 970, Register's Office for Davidson County, Tennessee.

This being the same property conveyed to A.C. Johnson by Final Decree Confriming Sale dated 1/9/98 of record in Book 10762, Page 697, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE is made subject to restrictive covenants, easements, and setback lines that are applicable to the above described property, and of record, and to all zoning and subdivision restrictions of the appropriate governmental body.

The above description is the same as the previous deed of record, no boundary survey having been made at the time of this conveyance.

TO HAVE AND TO HOLD the said real estate, together with all of the appurtenances, estate, title, and interest thereunto belonging unto the said Grantee, his/her heirs and assigns forever.

And said Grantor does hereby covenant with said Grantee, that Grantor is lawfully seized in fee simple of the premises above conveyed and has full power, authority and right to convey the same, and that said premises are free from all encumbrances except the 2002 real property taxes which are to be prorated between the parties and which Grantee assumes and agrees to pay, and that Grantor will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF, the said Grantor hereunder sets his/her hand and seal the day and year first above written.

A.C. Johnson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public in and for the above-mentioned county and state, the within named bargainor A.C. Johnson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 13th day of ~~September~~ December, 2002.

NOTARY PUBLIC
Notary

My Commission Expires: 11-29-03

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is $12,500.00.

Affiant

Sworn to and subscribed before me, this 13th day of December, 2002.

NOTARY PUBLIC
Notary Public

My Commission Expires: 11/29/03