WARRANTY DEED

Davidson County DEEDWARR
Recvd: 01/14/03 13:51 2pgs
Fees:13.00 Taxes:551.30

20030114-0005797

BERTIE JO WHITAKER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC AT LARGE
Bertie Jo Whitaker
My Commission Expires
October 25, 2003
STATE OF TENNESSEE

G-9340-E

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 149,000.00

47

Kenneth D. Brown
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF January, 2003

Bertie Jo Whitaker
Notary Public

MY COMMISSION EXPIRES: 10-25-03
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

William D. Castleman, Attorney, 110 Glancy Square, Suite 112, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kenneth D. Brown (NAME)	AmSouth Bank (NAME)	MAP 21
3727 Old Clarksville Pike (ADDRESS)	2050 Parkway Office Circle (ADDRESS)	PARCEL 347
Joelton, TN 37080 (CITY) (STATE) (ZIP)	Birmingham, AL 35244 (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, Elizabeth D. Hudgens, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Kenneth D. Brown, a married man

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, and being Tract No. 2 as per a survey by R. L. Montoya Land Surveying dated December 26, 1986, as follows:

Beginning at a P. K. Nail, this point being 782.99 feet west of the centerline intersection of Old Clarksville Pike and Eaton's Creek Road and being the northwest corner of Tract No. 1; thence, leaving said centerline along the common line of Tract No. 1 and Tract No. 2 South 2 degrees 57 minutes 31 seconds West 1019.66 feet to an iron pin in the north line of Charles W. Waller as of record in Deed Book 3182, Page 393, Register's Office for said County; thence, along the south line of this tract North 82 degrees 13 minutes 48 seconds West 214.09 feet to an iron pin to the north line of Woodlawn Memorial Park Property as of record in Deed Book 3531, Page 365, Register's Office for said County; thence, along a line commo9n to W. W. Randall as of record in Deed Book 3164, Page 445, said Register's Office, and the west line of this tract North 2 degrees 58 minutes 59 seconds East 1043.32 feet to a P. K. Nail in the center of Old Clarksville Pike; thence, along said centerline South 75 degrees 56 minutes 16 seconds East 216.64 feet to the point of beginning, containing 5.04 acres more or less.

Being the same property conveyed to Billy A. Hudgens and wife, Elizabeth D. Hudgens by deed from Josephine Green, unmarried of record in Book 7100, Page 983, Register's Office for Davidson County, Tennessee. The said Billy A. Hudgens having since died.

unimproved ( )
This is improved (X) property, known as 3727 Old Clarksville Pike, Joelton, TN 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 my hand this 10th day of January, 2003

Elizabeth D. Hudgens
Elizabeth D. Hudgens

DCTN01WC

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 Elizabeth D. Hudgens, unmarried

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Goodlettsville, Tennessee, this 10th day of January 2003.

Commission expires 10-25-03

Notary Public

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 _____.

NOTARY PUBLIC AT LARGE
Bertie Jo Whitaker
My Commission Expires October 25, 2003
STATE OF TENNESSEE

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

My commission expires _____

Notary Public