Prepared by & After Recording Return To:
Realty Title & Escrow Company, Inc.
383 Johnny Cash Parkway, Suite 140
Hendersonville, TN 37075
File No. 08-0801-0067

ANGELA A. RAMSEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF SUMNER
The actual consideration or value, whichever is greater, for this transfer is $ 25,000.00.

Affiant

Subscribed and sworn to before me, this 28th day of January, 2003.

Notary Public: Angela A. Ramsey
My commission expires: 05/28/06

Address of New Owner:	Send Tax Bills to:	Tax Information
Michael G. Hudgins 1521 Mohawk Trail Madison, TN 37115	New Owner	051-01-0 022.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Jo Edith Nolen, now known as Jo Edith N. O'Neal, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Michael G. Hudgins and wife, Beverly F. Hudgins, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

Being Lot No. 28 on the Map of Due West Acres, not of record, in the 11th Civil District of Davidson County, Tennessee, and described according to a survey thereof made by H. R. Swann, Jr., surveyor, Dated April 20, 1947 as follows:

Beginning at a point in the northerly margin of Due West Avenue at the corners of Lots Nos. 27 and 28, thence with the line between said lots, northerly 500 feet to a point; thence easterly 151.02 feet to the corner of Lots Nos. 28 and 29; thence with the line between said lots southerly 500 feet to the north margin of Due West Avenue; thence with the margin of the same westerly 100.07 feet to the beginning.

Being the same property conveyed to George V. Nolen and wife, Jo Edith Nolen by Trustee's Deed from W.B. Hogan, Substitute Trustee, of record in Book 3346, Page 175, Register's Office for Davidson County, Tennessee; being further conveyed to Jo Edith Nolen by Final Decree of record in Book 5203, Page 922, said Register's Office.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is unimproved property known as 830 Due West Avenue, Madison, TN 37115

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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.

Davidson County DEEDWARR
Recvd: 01/30/03 14:04 2pgs
Fees:13.00 Taxes:92.50
20030130-0012998

WITNESS my hand this 28th day of January, 2003.

Jo Edith N. O'Neal

Jo Edith N. O'Neal

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Jo Edith N. O'Neal, with whom I am personally acquainted, and who acknowledged she executed the within instrument for the purposes therein contained

Witness my hand in Hendersonville, Tennessee, this 28th day of January, 2003.

Notary Public: Angela A. Ramsey

My Commission expires 05/28/06

