Davidson County DEEDWARR
Recvd: 04/01/03 15:37 2pgs
Fees:13.00 Taxes:1346.80

20030401-0042956

THIS INSTRUMENT PREPARED BY: **George V. Crawford, Jr.** **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 230 FOURTH AVENUE, NORTH P. O. BOX 198888 NASHVILLE, TENNESSEE 37219-8888 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $364,000.00. Affiant Subscribed and sworn to before me, this 28th day of March, 2003. Notary Public My Commission Expires: 3/26/05

Address New Owner As Follows: James I. Hudson, Jr. 2170 Golf Club Lane Nashville, TN 37215	Send Tax Bills To: Franklin American Mortgage 501 Corporate Centre Drive, Suite 400 Franklin, TN 37067	Map-Parcel Number: 117-07-0A 126.00CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **LIN S. HOWARD**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **JAMES I. HUDSON, JR. AND WIFE, ANNA B. HUDSON,** hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 126 on the Plan of Gloucester Square, of record in Book 4460, page 50, Register's Office for Davidson County, Tennessee.

Said Lot No. 126 fronts 68.65 feet on the southerly margin of the access easement and extends back 104.00 feet on the easterly line and 84.00 feet on the westerly line to a dead line in the rear measuring 65.00 feet thereon.

Being the same property conveyed to Lin S. Howard by deed from Joanne L. Timmons and Walter L. Timmons, of record in Book 8729, page 642, Register's Office for Davidson County, Tennessee.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. 2003 taxes, a lien but not yet due and payable, which have been prorated and assumed by Grantee. By acceptance of delivery of this instrument, Grantee assumes and agrees to pay such taxes as and when such become payable and to indemnify and hold harmless Grantor from liability and loss therefrom.

2. Restrictive covenants contained in instrument of record in Book 4518, page 217 as amended at Book 5915, page 274, Register's Office for Davidson County, Tennessee.

3. Matters shown on the Plan of record in Book 4460, page 50, Register's Office for said County.

This is improved property known as 2170 Golf Club Lane, Nashville, TN 37215.

This is not the usual place of residence of William (Bill) Andrews, husband of Lin S. Howard.

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 I covenant with the said Grantees that I am 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 further covenant and bind myself, my heirs and assigns, 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 person whomsoever.

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

Lin S. Howard

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **LIN S. HOWARD**, the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 28th day of March, 2003.

Notary Public

My Commission Expires: 10/25/03