40-17

This Instrument Prepared By:
Gibson, Gregory & Gwyn, PLLC
201 Fourth Avenue, N. Suite 1900
Nashville Tennessee 37219

ADDRESS NEW OWNER:

Stuart Hudson
3304 Overlook Drive
Nashville, TN 37212

SEND TAX BILL:

SunTrust Mortgage, Inc.
P. O. Box 305110
Nashville, TN 37230-5110

MORTGAGEE:

SunTrust Mortgage, Inc.
P. O. Box 305110,
Nashville, TN 37230-5110

MAP AND PARCEL:

Map 104-10
Parcel 127

Davidson County DEEDWARR
Recvd: 05/07/03 16:33 2pgs
Fees:13.00 Taxes:666.00
20030507-0061359

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the Grantees named herein, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Overlook Ventures, LLC ("Grantor"), has bargained and sold, and by these presents does transfer and convey unto Stuart Hudson, unmarried, ("Grantee"), his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee (the "Property"), described as follows, to wit:

> Land in Davidson County, Tennessee, being Lot No. 170 on the Map of R.W. Grizzard's Subdivision of part of the Bosley Tract, a plan which is not of record, and fronting 70 feet along the northwesterly margin of Overlook Drive and more completely described in that certain deed of record in Book 10226, page 948, Register's Office for said County, to which deed reference is hereby made and the same incorporated herein for a complete description of said lot.
>
> Being the same property conveyed to Overlook Ventures, LLC, by deed of record as Instrument No. 20010621-0066063, said Register's Office.
>
> This conveyance is made subject to the real estate taxes for the current year, which have been prorated and assumed by Grantee, and such limitations and restrictions and easements as may affect the premises.

This is improved property known as 3304 Overlook Drive, Nashville, TN 37212.

TO HAVE AND TO HOLD the Property, with the appurtenances, estate, title and interest thereto belonging to Grantee, his heirs, successors and assigns, forever; and Grantor, does covenant with Grantee that they are lawfully seized and possessed of the Property in fee simple, has a good right to convey it, and the same is unencumbered unless otherwise herein set out; and Grantor does further covenant and bind themselves, their heirs, assigns and representatives, to warrant

and forever defend the title to the Property to Grantee, their heirs, successors and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness its hand this 6th day of May, 2003.

OVERLOOK VENTURES, LLC

By: _____

James M. Pinna, Manager/Member

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned Notary Public in and for the said County and State, personally appeared James M. Pinna, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Manager/Member of Overlook Ventures, LLC, the bargainor, a limited liability company, and that he as such Manager/Member, executed the within instrument for the purposes stated therein by signing the name of the limited liability company by himself as such Manager/Member.

Witness my hand and official seal this 6th day of May, 2003.

_____
Notary Public

CATHERINE H. GWYN
Notary Public At Large
DAVIDSON COUNTY, TENN.
My Commission Expires January 29, 2005

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $180,000.00.

_____
AFFIANT

Subscribed and sworn to before me
this 6th day of May, 2003.

_____
NOTARY PUBLIC

My Commission Expires: 1/29/05

CATHERINE H. GWYN
Notary Public At Large
DAVIDSON COUNTY, TENN.
My Commission Expires January 29, 2005