This Instrument Was Prepared By:
Joe G. Bagwell, Attorney
8880 Cedar Springs Lane, Suite 105
Knoxville, TN 37923
2204157 - Vazquez

Return to:
American Mortgage Closers, LLC
5110 Maryland Way
Suite 320
Brentwood, TN 37027

WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of One Dollar ($1.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Cumberland Properties, LLC** (hereinafter referred to as "Grantor") have this day bargained and sold and do hereby transfer and convey to **William R. Hudgins** (hereinafter referred to as "Grantee") their heirs and assigns, forever, that certain parcel of real estate located in **Davidson** County, State of Tennessee, and being described as follows, to-wit:

SEE ATTACHED LEGAL EXHIBIT "A"

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title there unto belonging, unto the said Grantee (s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee that they are lawfully seized and possessed of said parcel of real estate, and that they have a good right to convey the same and that it is unencumbered, except for the lien of current year's property taxes, which taxes have been prorated between the parties herein.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate to the Grantee(s), their heirs and assigns against the lawful claims of all persons, whosoever.

Witness our hands this 21st day of May, 2003.

Davidson County DEEDWARR
Recvd: 05/27/03 10:52 3pgs
Fees:18.00 Taxes:72.15
20030527-0071176

Cumberland Properties, LLC

By: _____

Title; Chief Manager Member

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for the County and State aforesaid, M. Travis Rikes the Managing Member of Cumberland Properties, LLC to me known to be the person(s) described in and who executed the foregoing instrument, and who acknowledged they executed the same as their free act and deed for the purposes therein contained.

Witness my hand and official seal this 21 day of May, 2003.

GRANT B. STOCKTON
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENNESSEE

My Commission Expires Sept. 25, 2004

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $19,500.00, which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

M S K, Chief Manager Member
Cumberland Properties, LLC
Affiant

Sworn to and subscribed before me this 21 day of May, 2003.

GRANT B. STOCKTON
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENNESSEE
My Commission Expires Sept. 25, 2004

Notary Public

My Commission Expires

64-13-34.00

ADDRESS OF NEW OWNER
AND PERSON RESPONSIBLE FOR TAXES:
William R. Hudgins
4313 Woods Street
Old Hickory, TN 37138

Exhibit A

Being Lot 26 of Block 3, on the Plan of Berryville, which plan is of record in Plan Book 421, Page 117, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Cumberland Properties, LLC by Warranty Deed from Michael A. Gooding, dated 04/29/03, and recorded simultaneously herewith, as Instrument # 20030520-0071175 in the Register's Office for Davidson County, Tennessee.

Map & Parcel: 64-13-34.00