Davidson County DEEDWARR
Recvd: 06/10/03 16:17 4pgs
Fees:23.00 Taxes:851.00

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3rd S&R Rowena

SPECIAL WARRANTY DEED

TO: Stevenson Trust 8

C. Mark Carver, Esq.
Sherrard & Roe, PLC
424 Church Street, Suite 2000
Nashville, TN 37219

FROM: The Estate of T. Herschel Hudgins

Address New Owner(s) as Follows:	Send Tax Bills To:	Map/Parcel Numbers
Stevenson Trust 8 4124 Franklin Rd Nashville TN 37204	Same	Map 93-11 Parcels 231 and 233

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $230,000.00.

Affiant

Sworn to and subscribed before me, this 14th day of June, 2003.

NOTARY PUBLIC AT LARGE
Rowena G. Morgan
My Commission Expires March 26, 2005
STATE OF TENNESSEE

Notary Public

My Commission Expires: 3/26/05

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named Buyer, and other good and valuable considerations, the receipt of which is hereby acknowledged **The Estate of T. Herschel Hudgins** (hereinafter called the "Seller"), has bargained and sold, and by these presents does transfer and convey unto **Stevenson Trust 8** (hereinafter called the "Buyer"), and Buyer's successors and assigns all of Seller's interest in a certain tract of land in Davidson County County, Tennessee, described on Exhibit A attached hereto and incorporated herein by reference, and any improvements thereon.

The above-referenced property is conveyed subject to the matters set forth on Exhibit B attached hereto and incorporated herein by reference.

TO HAVE AND TO HOLD the said real property, together with all rights and appurtenances thereunto belonging or in any wise appertaining to Buyer, its successors and assigns, forever in fee simple.

Seller further covenants and binds itself, its representatives, successors and assigns to warrant specially and forever defend the title to said real estate to Buyer, and Buyer's successors and assigns, against the lawful claims of all persons claiming through and under Seller (other than claims arising

out of the matters set forth above), but not further or otherwise. 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.

IN WITNESS WHEREOF, Seller has caused this Special Warranty Deed to be executed effective as of the 10 day of June, 2003.

SELLER:

The Estate of T. Herschel Hudgins

By: AmSouth Bank, Executor

By: Thomas A. Allen

Title: Vice President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Rowena G. Morgan the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Thomas A. Allen, 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 Vice President of AmSouth Bank, Executor of the Estate of T. Herschel Hudgins, the within named bargainor, and that he as such Vice President being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of AmSouth Bank, Executor of the Estate of T. Herschel Hudgins by himself as Vice President.

Witness my hand and seal, at office in Nashville, Tennessee, this 11th day of June, 2003.

ROWENA G. MORGAN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Rowena G. Morgan
My Commission Expires
March 26, 2005
STATE OF TENNESSEE

Rowena G. Morgan
Notary Public

My Commission Expires: 3/26/05

EXHIBIT A

PROPERTY DESCRIPTION

Land in Davidson County, Tennessee, being parts of Lots Nos. 49, 50 and 51 in Lindsley's Plan of lots in South Nashville, Tennessee, as of record in Book 21, page 25, Register's office for said County.

Beginning at the Northeast corner of said Lot No. 51, being the Southwest corner of Lindsley Avenue and a 20 foot alley; running thence along the south line of Lindsley Avenue westwardly 50 feet to a point thence at right angles to Lindsley Avenue southwardly 160 feet to the north line of an alley; thence along the north line of said alley, eastwardly 50 feet to the west line of said first named alley; thence along the west line of said first named 20 foot alley northwardly 160 feet to the beginning.

Land in Davidson County, Tennessee, being parts of Lots Nos. 36, 37 and 38 in Lindsley's Addition to South Nashville, Tennessee as of record in Book 21, page 25 Register's Office for said County.

Beginning at the southeast corner of Lindsley Avenue and an alley, being the northwest corner of said Lot 36; thence with the southerly margin of said Avenue, easterly 59.95 feet; thence southerly 160 feet to a point on the line between lots Nos. 38 and 39, 57.55 feet easterly from the easterly margin of said alley; thence with the said line westerly 57.55 feet to the easterly margin of said alley; thence with said alley northerly 160 feet to the beginning.

Land in Davidson County, Tennessee being parts of Lots Nos. 36, 37 and 38 on the Plan of Lindsley Property.

Said parts of said lots from 50 feet on the south side of Lindsley Avenue and extend back 160 feet to the right of way I-40. This property is further described as Parcel 232 on the Metropolitan Property Map 93-11.

Being the easterly part of Lots Nos. 36, 37 and 38 in Lindsley Plan of South Nashville Lots, as of record in Book 21, page 25, Register's Office for Davidson County, Tennessee, described as follows:

Beginning at the southwest corner of Lindsley Avenue and Academy Place; running thence with the westerly margin of the Academy Place, southwardly 150 feet to the northerly margin of 10-foot alley; thence with the northerly margin of said alley, westwardly 50 feet; thence northwardly 150 feet to the southerly margin of Lindsley Avenue; thence with southerly margin of said Avenue, eastwardly 50 feet to the point of beginning.

BEING the same property conveyed to T. Herschel Hudgins, by Deed of Record in Book 6063, page 694, Register's Office for Davidson County, Tennessee. The said T. Herschel Hudgins having since died and his estate has been filed in the Probate Court of Davidson County, Tennessee, Case #O1P-153.

EXHIBIT B

PERMITTED EXCEPTIONS

1. Real property taxes for 2003, a lien not yet due and payable.

2. As to the southeast boundary of insured lands: Access is limited due to the fact that land is adjacent to I-40, controlled access highway.