| ADDRESS NEW OWNER: | SEND TAX BILLS TO: | MAP-PARCEL NO. |
|---|---|---|
| Howard E. Hudgins | | Map: 117-1 |
| 701 Cantrell Avenue | (same) | |
| Nashville, TN 37215 | | Parcel: 45 |
| This instrument prepared by: Joseph V. Ferrelli, Attorney, 104 Woodmont Boulevard, Suite 115, Nashville, Tennessee 37205 | | Box 7A 03-06-11539 |

Davidson County DEEDWARR
Recvd: 06/25/03 08:51 2pgs
Fees:13.00 Taxes:914.64
20030625-0087034

**WARRANTY DEED**

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **I, Molly K. Slabosky** (The "Grantor") have bargained and sold, and by these presents do transfer and convey unto, **Howard E. Hudgins** (The "Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

**Land located Davidson County, Tennessee being the northerly 80 feet of Lot No. 1 of Block "H" on the Plan of W.M. Cantrell's Subdivision, as of record in Book 332, page 85, Register's Office for said County.**

**Said part of Lot No. 1 fronts 80 feet on the westerly side of Cantrell Avenue and runs back between parallel lines, with the southerly margin of Westmont Avenue, 221 ¼ feet to an alley.**

**Being the same property conveyed to Molly K. Slabosky from Isadore Hirshberg and wife, Aline Hirshberg, by Warranty Deed dated October 15, 1947, of record in Book 1537, page 31, said Register's Office.**

This conveyance is subject to:

**1. Taxes for the year 2003 and subsequent years,**

**2. Plan of Record in Book 332, page 85, Register's Office of Davidson County, Tennessee.**

**3. Any and all other matters of public record.**

This is improved property known as 701 Cantrell Avenue, Nashville, TN 37215.

**STATE OF TENNESSEE**
**COUNTY OF DAVIDSON**
**The actual consideration or value, whichever is greater for this transfer is $247,200.00.**

JOSEPH V. FERRELLI
Notary Public, Davidson County, Tennessee
My Commission Expires July 24, 2004

**Affiant**

**Subscribed and sworn to before me this** 24TH **day of** JUNE, **2003.**

**Notary Public**

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantee, his heirs and assigns, forever.

And Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth herein above.

And Grantor does further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to the Property to the said Grantee, his heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 24TH day of JUNE, 2003.

Molly K. Slabosky

**Molly K. Slabosky**

*STATE OF TENNESSEE,*
*COUNTY OF DAVIDSON*

*On this* 24TH *day of* JUNE, *2003, before me personally appeared Molly K. Slabosky, to me known to the person who executed the foregoing instrument and acknowledged that she executed the same, representing her free act and deed.*

*WITNESS my hand and official seal at Nashville, Tennessee, this* 24TH *day of* JUNE, *2003.*

*Notary Public*

*My Commission Expires:*_____

JOSEPH V. FERRELLI
Notary Public, Davidson County, Tennessee
My Commission Expires July 24, 2004