THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **File Box 9B:** **First Title & Escrow Co., Inc.** **FTEC File No. 21424-07-2003**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $260,000.00. Affiant Subscribed and sworn to before me, this 18th day of July, 2003. Notary Public My Commission Expires:

NOTARY PUBLIC AT LARGE J. Michael Morgan My Commission Expires July 30, 2005 STATE OF TENNESSEE

WARRANTY DEED

Address New Owner: Melvin Brown Alta Denise Brown 4241 Whites Creek Pk. Nashville, TN 37189	**Send Tax Bills To:** Countrywide Home Loans 2021 N. Gallatin Rd., Ste. 292 Madison, TN 37115	**Tax Information:** Map No.040.00 Parcel No. 163.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Kenneth L. Dudney and wife, Barbara M. Dudney**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Melvin Brown and Alta Denise Brown** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is Improved property located at 4241 Whites Creek Pk., Nashville, TN, 37189

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this July 18, 2003.

Kenneth L. Dudney

Barbara M. Dudney

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Kenneth L. Dudney and wife, Barbara M. Dudney**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 18th day of July, 2003.

Notary Public

My Commission Expires:

NOTARY PUBLIC AT LARGE J. Michael Morgan My Commission Expires July 30, 2005 STATE OF TENNESSEE

Davidson County DEEDWARR
Recvd: 08/05/03 13:44 2pgs
Fees:13.00 Taxes:962.00

20030805-0110979

EXHIBIT "A"

A parcel of land located in the 12th Civil District of Davidson County and more particularly described according to a survey by Clay B. Absher, dated August 1986, as follows:

Beginning at an iron pin in the east right of way (60 feet right of way) of Whites Creek Pike on the south side of a drainage ditch 0.35 mile south of Old Hickory Boulevard, said pin being a corner to W. H. Thompson; thence, with said Thompson South 81 deg. 56 min. 26 sec. East 782.52 feet to an iron pin on the north side of said drainage ditch and near the west bank of Whites Creek; thence, crossing said Creek South 52 deg. 16 min. 58 sec. East 136.05 feet to an iron pin in the east bank of Whites Creek, a corner to said Thompson and William Sullivan; thnce, with said Sullivan South 2 deg. 16 min. 32 sec. West 213.53 feet to a point in the east edge of said Creek, a corner to Ken Dudney; thence, with said Dudney and crossing said Whites Creek (passing a reference iron pin on the west bank of said Creek at 59.38 feet) North 81 deg. 57 min. 03 sec. West 837.62 feet to an iron pin in the east right of way of said Whites Creek Pike, a corner to said Dudney; thence with said right of way and a curve concave to the left, whose radius is 9153.878 feet, a distance of 60.00 feet to an iron pin; thence, continuing with said right of way North 8 deg. 48 min. 08 sec. West 232.44 feet to the point of beginning, containing 5.48 acres, more or less.

Being the same property conveyed to Kenneth L. Dudney and wife, Barbara M. Dudney by deed dated July 19, 1994 from Irlene Mandrell of record in Book 9415, page 743, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1) 2003 City/County Taxes, which have been prorated and assumed by the Grantee(s);
2) Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property;
3) Easement for the flow of a creek across the subject premises.