THIS INSTRUMENT PREPARED BY:
CHERNAU, CHAFFIN & BURNSED, PLLC
424 Church Street, Suite 1750
Nashville, TN 37219
(615) 244-5480

Davidson County DEEDWARR
Recvd: 08/16/03 08:19 2pgs
Fees:13.00 Taxes:1128.50
20030816-0118619

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Tax Map: 103-3/97

The actual consideration or value, whichever is greater, for this transfer is $305,000.00.

Emily Hudson
Affiant

Subscribed and sworn to before me this the 12th day of August, 2003.

My Commission Expires: 3-26-05

LINDA F. BURNSED NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

ADDRESS NEW OWNER(S) AS FOLLOWS:

Emily Hudson
(Name)
5011 Dakota Avenue
(Street Address)

Nashville, Tennessee 37209

SEND TAX BILLS TO:

SAME
(Name)

(Street Address)

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named "Grantee," and other good and valuable consideration, the receipt and sufficiency all of which is hereby acknowledged, **MALINDA T. MABRY, UNMARRIED,** hereinafter called the "Grantor," has bargained and sold, and by these presents does transfer and convey unto **EMILY HUDSON, UNMARRIED**, hereinafter called the "Grantee," a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being part of Lot No. 18 on the Realty Savings Bank and Trust Company's revised plan of Charlotte Park Company's First Addition as of record in Book 421, page 18, Register's Office.

Beginning at the southeast corner of Dakota Avenue and 51st Avenue North; thence with the southerly margin of Dakota Avenue easterly 70 feet; thence with a fence and hedge southerly 150 feet to the northerly margin of an alley; thence with said alley westerly 70 feet to the easterly margin of 51st Avenue North; thence with said Avenue northerly 150 feet to the beginning.

Being the same property conveyed to Malinda T. Mabry, of record at Instrument No. 20000914-0091415, Register's Office for Davidson County, Tennessee.

BEING improved property known as: 5011 Dakota Avenue, Nashville, Tennessee 37209.

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have prorated between Grantor and Grantee and assumed by the Grantee herein.

TO HAVE AND TO HOLD the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to the said "Grantee," her heirs and/or assigns forever; and "Grantor" does covenant with the said "Grantee" that she is lawfully seized and possessed of said land 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 herself, her heirs and/or assigns to warrant and forever defend the title to the said land to the said "Grantee," her heirs and/or assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the "Grantor" has caused her name to be affixed hereto on this 12th day of August, 2003.

Malinda T. Mabry

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a notary public in and for said County and State, **Malinda T. Mabry**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal in Nashville, Tennessee, this 12th day of August, 2003.

Notary Public

LINDA F. BURNSED
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires: 3-26-05