Davidson County DEEDWARR
Recvd: 08/22/03 14:36 3pgs
Fees:18.00 Taxes:806.23

20030822-0122447

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $217,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of August, 2003.

Notary Public

MY COMMISSION EXPIRES: 5-27-07

(AFFIX SEAL)

SHARON L. RINEY NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENNESSEE

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
MTC Title - Tennessee, LLC, 6 Cadillac Drive, Suite 190, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Wade M. Craig, Jr. Trustee	NEW OWNER	131-3-149
(NAME) 1805 Shackleford Road	(NAME) 93 Valley Forge	
(ADDRESS) Nashville, TN 37215	(ADDRESS) Nashville, TN 37205	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

ANNETTE RENEE BOUDREAU, UNMARRIED

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

WADE M. CRAIG, JR. TRUSTEE OF THE HOGAN CHILDRENS' TRUST, WITH FULL POWER TO SELL, MORTGAGE, TRANSFER AND CONVEY,

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

SEE ATTACHED EXHIBIT A

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 1805 Shackleford Road, Nashville, TN 37215

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. 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.

Witness my/our hand(s) this 15th day of August, 2003.

Annette Renee Boudreau

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Annette Renee Boudreau, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood , Tennessee this 15th day of August, 2003

Commission expires:

5-27-07

Sharon L. Riney

Notary Public

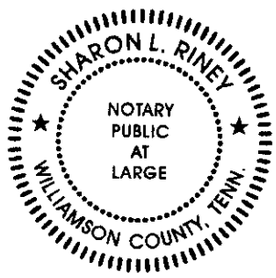


EXHIBIT A

Land in Nashville, Davidson County, Tennessee, being a part of the tract shown "For Future Development" on the Plan of Birdhaven Subdivision, of record in Book 1130, Page 30, Register's Office of Davidson County, Tennessee, described according to a survey made thereof February 18, 1981, by James A. Hamilton, Jr., Engineer, as follows:

Beginning at a point in the southerly margin of Shackleford Road, as widened, said point being in the westerly line of Lot No. 1, Neil Hunt's Subdivision, of record in Book 974, Page 19, said Register's Office, said point also being 35 feet from the original center line of Shackleford Road;

Thence with the westerly line of said Lot No. 1, said Hunt's Subdivision, southwardly 106.6 feet to a railroad spike set in the benched root of a large hackberry tree, the northeasterly corner of Lot No. 13, said Hunt's Subdivision.

Thence with the northerly line of Lots 13 and 14, said Hunt's Subdivision, westwardly 85.0 feet to a concrete monument, the southeasterly corner of the property conveyed to Samuel H. Shannon, et ux, Alice N. Shannon, by deed from James Dewarde Hughes, et ux, Elizabeth Rowland Hughes, of record in Book 4019, Page 488, said Register's Office.

Thence with said Shannon's easterly line northwardly 117.86 feet to a concrete monument in the southerly margin of Shackleford Road, said monument being 25.0 feet from the original center line of said road;

Thence with the southerly margin of said road eastwardly 69.38 feet to a point at which the road widens;

Thence, at right angles southwardly 10.0 feet to a point;

Thence continuing with the southerly margin of said road eastwardly 16.12 feet to a point of beginning.

Being the same property conveyed to Annette Renee Boudreau, unmarried by deed dated November 17, 2000 from William K. Carroll and wife, Karen R. Carroll of record in Instrument Number 20001120-0114428, Register's Office for Davidson County, TN.