Prepared by:
Realty Title & Escrow Company, Inc.
383 Johnny Cash Parkway, Suite 140
Henderson, TN 37075
File No. 0300807-60993

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires MAY 28, 2006

STATE OF TENNESSEE
COUNTY OF SUMNER
The actual consideration or value, whichever is greater, for this transfer is $ 160,000.00.

Affiant

Subscribed and sworn to before me, this 20th 22nd day of August, 2003.

Notary Public
My commission expires: 5/28/2006

Address of New Owner:	Send Tax Bills to:	Tax Information
Lawrence M. Hudson	Bank of America	21-165
6031 Clarksville Pike	830 Central Avenue	
Joelton, TN 37080	St. Petersburg, FL 33701-3630	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Loraine Storey Santi, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Lawrence M. Hudson and Patricia A. Jones, as tenants in common with right of survivorship, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

See Exhibit A

Davidson County DEEDWARR
Recvd: 09/02/03 09:53 3pgs
Fees:18.00 Taxes:592.00
20030902-0126370

Being the same property conveyed to Le A. Santi and wife, Loraine Storey Santi, by deed from T. T. McCauley, Trustee, of record in Book 3070, Page 245, Register's Office for Davidson County, Tennessee, and further conveyed to Loraine Storey Santi by quitclaim deed from Le A. Santi of record in Book 4992, Page 784, said Register's Office. By order in Case No. 02P-341, in the Seventh Circuit Court for Davidson County, Tennessee, Guardianship and Trusts Corporation as Conservator for Loraine Storey Santi was authorized to sell subject property as recorded in Instrument No. 20030902.0126369, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 6031 Clarksville Pike, Joelton, TN 37080

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, successors and assigns, forever. Grantor covenants with Grantees that Grantor is lawfully seised 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. Grantor does further covenant and bind herself, her heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this 22nd day of August, 2003.

Loraine Storey Santi by Guardianship & Trusts Corporation as Conservator

Loraine Storey Santi

By: Guardianship and Trusts Corporation, as Conservator

Christine Royer, Associate Executive Director

Christine Royer
Associate Executive Director

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Christine Royer, with whom I am personally acquainted, and who, upon oath, acknowledged that he/she executed the within instrument for the purposes therein contained, and who further acknowledged that he/she is the Associate Executive Director of Guardianship and Trusts Corporation the Conservator for Loraine Storey Santi, the within named bargainor, and that as such Associate Executive Director of Guardianship and Trusts Corporation is authorized by Guardianship and Trusts Corporation to execute this instrument on behalf of Loraine Storey Santi.

Witness my hand in Nashville, Tennessee, this 22nd day of August, 2003.

Notary Public

My Commission expires
5/28/2006

ANGELA A. RAMSEY
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

Commission Expires MAY 28, 2006

EXHIBIT A

Being Tract No. 4 and the north 16 feet of Tract No. 3 on the Map of C. L. Parker's Property shown on a survey made July 1955 by C. J. Carney, Surveyor, in the 14th Civil District of said County, and described as follows:

Beginning at a point in the West margin of Clarksville Highway No. 112, 16 feet south of the corner of Tracts No. 3 and 4, being the northeast corner of the property that was conveyed to C. Walker Hidgett and wife, by deed of record in Book 2707, page 35, Register's Office for said County; thence with Midgett's north line, North 88° 30' West, 535 feet more or less to a point; thence North 1° 30' East 237 feet to a point; thence South 89° 15' East 611.5 feet to a point; thence South 19° 30' West 236 feet to the point of beginning.

Grantor also conveys an easement and right to use spring and pump, as set forth in deed of record in Book 2692, page 141, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Le A. Santi and wife, Loraine Storey Santi, by deed from T.T. McCauley, Trustee, of record in Book 3070, Page 245, Register's Office for Davidson County, Tennessee, and further conveyed to Loraine Storey Santi by quitclaim deed from Le A. Santi of record in Book 4992, Page 784, said Register's Office.