WARRANTY DEED

CANADY-H03593

STATE OF Tennessee
COUNTY OF Williamson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $387,500.00

Affiant

Subscribed and sworn to before me, this 5th DAY OF September, 2003.

Notary Public

MY COMMISSION EXPIRES: 4-25-06
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE
PATRICK MOORE
SUMNER COUNTY, TENNESSEE

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
Middle Tennessee Escrow Company, LLC
120 Anderson Lane
Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
Terry J. Canady and Diane B. Canady	Washington Mutual Bank, FA	154-00-6
(NAME)	(NAME)	
8716 Poplar Creek Road	4301 Hillsboro Pike, Suite 328	
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37221	Nashville, TN 37215	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, FREDDIE L. JUDD, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto TERRY J. CANADY AND DIANE B. CANADY, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to-wit:

See attached Legal Exhibit A

Davidson County DEEDWARR
Recvd: 09/09/03 12:46 3pgs
Fees:18.00 Taxes:1433.75
20030909-0131449

This is improved (X) property, known as 8716 Poplar Creek Road, Nashville, Tennessee 37221
unimproved ( )
(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 5th day of September, 2003.

Freddie L. Judd

STATE OF Tennessee
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Freddie L. Judd, 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 _____(city), _____(state), this 5th day of September, 2003.

Notary Public

My Commission Expires: _____

STATE OF TENNESSEE

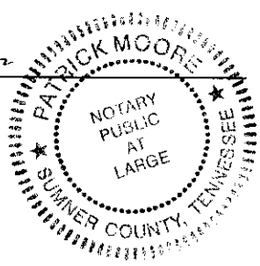
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Hugh Judd, with whom I am personally acquainted, (or proven to me on basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Freddie L. Judd, and who acknowledged that he executed the same as the free act and deed as power of attorney of the said Freddie L. Judd for the purposes therein described.

Witness my hand and official seal at Williamson County, TN this 5 day of September, 2003.

My Commission Expires: 4-25-06

Notary Public



After recording return to:
MIDDLE TENNESSEE ESCROW COMPANY, LLC
120 ANDERSON LANE
HENDERSONVILLE, TN 37075
(615) 264-8727

EXHIBIT A

Legal Description

Land in the 9th Civil District of Davidson County, Tennessee, described according to a survey made by Wm. C. Parrish, Engineer, August 23, 1968, as follows:

Beginning at an iron stake on the northerly margin of Poplar Creek Road at the intersection of said margin with the easterly margin of a road leading to a cemetery parallel and east of the property owned by A. D. Sawyer; thence with said easterly margin, north 3 deg. West 221.05 feet to a stake at the southwest corner of a cemetery; thence with the southern boundary line of said cemetery north 77 deg. 4' east 120.39 feet to a stake at the southeast corner of a cemetery; thence with the eastern boundary line of said cemetery North 12 deg. 59' west 118.84 feet to a stake at the northeast corner of said cemetery ; thence with the northern boundary line of said cemetery, south 77 deg. 16' west 99.78 feet to a stake; thence north 2 deg. 59' west 526.04 feet to an iron stake by an old beech stump at the southeast corner of the Farris Hardwood property; thence with Hardwood's eastern boundary line north 2 deg. 29' west 401.95 feet to an iron stake, 28 feet westerly from a black gum tree, said point being the southwest corner of the J.C. Snow property; thence with Snow's southern boundary line with a fence, south 87 deg. 35' east 739.04 feet to an iron stake 8 feet easterly from a 4 inch oak and north 16 deg. 21' west 48 feet from a 30 inch beech tree; thence south 16 deg. 21' west 48 feet from a 30 inch beech tree; thence south 16 deg. 21' east with a rail fence 605.50 feet to an iron stake at the northeast corner of the Pinkerton cemetery; thence with the northern boundary line of said cemetery south 74 deg. 26' west 91.44 feet to an iron stake at the nortwest corner of said cemetery; thence with the western boundary line of said cemetery south 3 deg. EAs 90.35feet to an iron stake at the southwest corner of said cemetery; thence with the southern boundary line of said cemetery, north 87 deg. East 107.66 feet to the westerly margin of a gravel road; thence with same, south 16 deg. 30' east 347.81feet to an iron stake and south 31 deg. 23' west 50.27 feet to an iron stake in the northerly margin of said Poplar Creek Road; thence with same with a curve having a radius of 299.67 feet, westwardly 382.27 feet to an iron stake and south 66 deg. 54' west 647.28 feet to the beginning, containing 21.35 acres, more or less.

INCLUDED IN THE ABOVE LEGAL DESCRIPTION BUT EXPRESSLY EXCLUDED THEREFROM is that portion of land 3.0 acres, more or less, conveyed to H. Belton Gibson, an unmarried man, by Quitclaim Deed from Freddie L. Judd and wife, Rebecca C. Judd, dated August 14, 1978, recorded August 14, 1978, of record in Book 5324, page 571, Register's Office for Davidson County, Tennessee. Being more particularly described as follows.

BEGINNING at a point in the north margin of Poplar Creek Road, southeast corner of the original tract conveyed to Freddie L. Judd and wife, Rebecca C. Judd from Ray B. Baucom and wife, Mary Jean Baucom by Warranty Deed as of record in Book 4945, Page 299, Register's Office for Davidson County, Tennessee; thence with a curve, angle 42 deg. 38' 60", radius of 299.67 feet and tangent of 116.99 feet; 223.07 feet; thence north 6 deg 17' west, 446.09 feet, north 4 deg 27' west, 153.19 feet north 16 deg 21' west, 275.44 feet to a corner; thence north 73 deg 38' east, 112.6 feet to the original east line south 16 deg 21' east, 496.76 feet to the northeast corner of Pinkerton Cemetary; south 74 deg 26' west 91.44 feet to a corner; thence south 2 deg 59'east, 90.35 feet to a corner; north 87deg 0' east, 107.66 feet to the southeast corner of a cemetary; south 16 deg 30' east, 347.81 feet; south 31 deg 23' west, 50.27 feet to the point of beginning, containing 3.0 acres, more of less. Included is a portion of the land described in a partial release dated August 26, 1977, and recorded in Book 5198, page 381, of the Register's Office of Nashville, Davidson County, Tennessee.

Being a portion of the same property conveyed to Freddie L. Judd and wife, Rebecca C. Judd, by deed from Ray B. Baucom and wife, Mary Jean Baucom, dated August 25, 1975, recorded August 26, 1975, of record in Book 4945, page 299, Register's Office for Davidson County, Tennessee. Rebecca C. Judd having since died, thereby vesting title in Freddie L. Judd as surviving tenant by the entirety.