WARRANTY DEED

BOX 50-B

PREPARED BY:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE.
NASHVILLE, TN 37203

RETURN TO:

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $221,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF OCTOBER, 2003.

Notary Public

MY COMMISSION EXPIRES: 5-7-07

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Hallmark Title Company, 1000 Northchase Drive, Suite 100, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Wesley Hudson	Cavalry Banking	009-00-207.00
(NAME)	(NAME)	
7850 Ridgewood Road	2209 Crestmoor Road	
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37072	Nashville, TN 37215	
(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, Belinda B. Barry Brown and husband, Byron Brown, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Wesley Hudson and wife, Marcella D. Hudson, 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:

Land in the First Councilmatic District of Davidson County, Tennessee, described according to an unrecorded survey by Tommy E. Walker, R.L.S., P.O. Box 495, Ridgetop, TN 37152, on August 22, 1994, as follows:

Beginning at an iron pin, said pin being located North 46 deg. 02' 23" East 393.67 feet from the most westerly corner of said Barry & Carter's original corner in the northeasterly margin of Ridgewood Road; thence with a curve to the left (1= 4 deg. 06' 12", R= 1396.33', LC = 110.88, CB = N 26 deg. 40' 25" East) for an arc distance of 110.91 feet to a point; thence North 24 deg. 24' 00" East 204.00 feet to a point; thence South 67 deg. 25' 55" East 669.84 feet to an 18" beech tree in a hollow; thence South 48 deg. 15' 00" West 229.00 feet to a hickory tree; thence South 46 deg. 30' 00" West 238.50 feet to a beech tree; thence North 54 deg. 45' 00" West 500.52 to the point of beginning, containing 5.013 acres, more of less.

Being the same property conveyed to Belinda B. Barry Brown and husband, Byron Brown by deed from James D. Barry and wife, Dorothy E. Barry of record in Book 9746, page 441, Register's Office, Davidson County, Tennessee.

Subject to Agreement for Roadways and Easements of record in Book 9767, Page 31, said Register's Office.

Together with a 50 foot ingress/egress easement of record in Book 9746, Page 441, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 7850 Ridgewood Road, Goodlettsville, TN 37072

(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 our hands this 30th day of October, 2003.

Davidson County DEEDWARR
Recvd: 11/03/03 15:24 2pgs
Fees:13.00 Taxes:819.55
20031103-0161077

Belinda B. Barry Brown

Byron Brown

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 Belinda B. Barry Brown and Byron Brown, the bargainor(s), 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 and official seal at Goodlettsville, Tennessee this 30th day of October, 2003.

Commission expires:

11-27-04

Notary Public

