WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATON OR VALUE, WHICHEVER IS GREATER, FORTHIS TRNSFER IS $ 149,000.00

AFFIANT

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

NOTARY PUBLIC

MY COMMISION EXPIRES 7-29-2006

(AFFIX SEAL)

My Commission Expires JULY 29, 2006

Davidson County DEEDWARR
Recvd: 11/04/03 08:29 2pgs
Fees:13.00 Taxes:551.30

20031104-0161216

THIS INSTRUMENT WAS PREPARED BY
STATEWIDE TITLE AND ESCROW LLC 907 RIVERGATE PKWY D1
GOODLETTSVILLE TN 37072

Address New Owner(s) As Follows:	*Send Tax Bills To:*	Map and Parcel Number:
John R. Hubard Elva R. Hubard	**SAME**	73-12-18
2927 McGavock Pike		
Nashville, TN 37214		

FOR AND IN 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,

Frankie M. Hendrixson, a widowed woman,

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

John R. Hubard and Elva R. Hubard, husband and wife,

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

A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND in Davidson County, Tennessee, being Lot No. 248 on the Plan of Sunset View, Section Two as of record in Book 2663, page 52, Register's Office for Davidson County, Tennessee.

Said Lot No. 248 being a corner lot fronts 155 feet on the Westerly side of McGavock Pike and 170 feet on the Northerly side of Ridgeland Drive and 31.24 feet along the curving corner at said intersection; and runs back between converging lines, 163 feet on the Westerly side and 147.76 feet on the Northerly side line to a point at the rear.

Being the same property conveyed to Johnny J. Hendrixson and wife, Frankie M. Hendrixson, by Warranty Deed from James C. Bilbrey and wife, Judy C. Bilbrey, dated 4-6-78 and recorded 4-7-78 in Book 5270, page 546, Register's Office for Davidson County, Tennessee.

The said Johnny J. Hendrixson having since deceased.

This conveyance is made subject to such limitations, restrictions and encumbrances of record as may affect the premises, including but not limited to the following:

City and or County taxes for the year 2004 and subsequent years a line but not yet due and payable.

All Easements, Restrictive Covenants and Conditions, and other matters of record, including all items set out on any applicable plat of record.

Subject to all matters of record in the Plan of Record in Plat Book 2663, page 52, said Register's Office.

Subject to Restrictions of record in Book 2752, page 594, Book 2492, page 631, and Book 2956, page 595, said Register's Office.

This ( )Unimproved
( ) Improved property is known as: 2927 McGavock Pike
Nashville, TN 37214

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 not 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 ever 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 hand this 29 day of **OCTOBER, 2003**

Frankie M. Hendrixson
Frankie M. Hendrixson

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, thewithin named, **Frankie M. Hendrixson, a widowed woman,** the named bargainor(s), with whom I am personally acquainted and/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 at Davidson County, **Tennessee.**

This 29 day of **OCTOBER, 2003**

TENNESSEE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires: 7/29/2006

My Commission Expires JULY 29, 2006