Davidson County DEEDWARR
Recvd: 02/25/04 08:58 2pgs
Fees:13.00 Taxes:651.20

20040225-0021166

WARRANTY DEED

DANA DELWORTH NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $ 176,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 18TH DAY OF FEBRUARY, 2004.

NOTARY PUBLIC

MY COMMISSION EXPIRES 11/27/04

THIS INSTRUMENT PREPARED BY
JIM R. VANDERPOOL, P.C., 5120 VIRGINIA WAY, C-22, BRENTWOOD, TN 37027
file # 00144

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP-PARCEL
Lisa A. South	Wells Fargo Home Mortgage, Inc.	MAP:146-04
4706 Trousdale Drive	P.O. Box 10304	Parcel:48.00
Nashville, TN 37220	Des Moines, IA 50306-0304	

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

JOHN A. HUDSON

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

LISA A. SOUTH

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

SEE EXHIBIT "A"

This is improved property known as 4706 Trousdale Drive, Nashville, TN 37220

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its successors and assigns, forever; and the Grantor does covenant with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except for the security interest held by Grantee; and the Grantor does further covenant and bind itself, its successors and assigns to warrant and forever defend the title to the said land to the said Grantee, its successors 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 hand on the 18th day of February, 2004.

John A. Hudson

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before , the undersigned, a Notary Public, in and for said County and State, the within named, JOHN A. HUDSON, 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 Brentwood, Tennessee , this 18th day of February, 2004.

Notary Public

My Commission Expires: 11/27/04

DANA DELWORTH NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

EXHIBIT A - LEGAL DESCRIPTION

BEING LOT NO. 711 ON THE PLAN OF CALDWELL HALL SECTION XII, AS OF RECORD IN BOOK 3300, PAGE 57, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

BEGINNING IN THE NORTH MARGIN OF RICHMAR DRIVE AT THE CORNER OF LOTS NO. 711 AND 712; THENCE WESTERLY WITH SAID DRIVE, AROUND A SLIGHT CURVE 130 FEET TO A MONUMENT; THENCE NORTHERLY AROUND A CURVE, 39.27 FEET TO A MONUMENT IN THE EAST MARGIN OF TROUSDALE DRIVE; THENCE NORTH WITH SAID DRIVE 110 FEET TO A CORNER OF LOTS NO. 710 AND 711, THENCE EAST WITH THE LINE OF SAID LOTS 107.45 FEET TO A MONUMENT AT THE CORNER OF LOTS NO. 711, 712. AND 710; THENCE SOUTHERLY WITH THE LINE BETWEEN LOTS NO. 711 AND 712, 118.9 FEET TO THE POINT OF BEGINNING.

INCLUDED IN THE ABOVE DESCRIPTION BUT EXPRESSLY EXCLUDED THEREFROM IS THE FOLLOWING:

BEGINNING AT A POINT IN THE EAST EXISTING RIGHT OF WAY LINE OF TROUSDALE DRIVE, SAID POINT BEING THE COMMON PROPERTY LINE BETWEEN EVELYN HUDSON SMITH AND THE GRANTORS HEREIN AND LOCATED 30.14 FEET LEFT OF TROUSDALE DRIVE SURVEY CENTERLINE STATION 203+80.10; THENCE WITH SAID COMMON PROPERTY LINE SOUTH 83 DEGREES 25 MINUTES 54 SECONDS EAST A DISTANCE OF 6 FEET, MORE OR LESS, TO A POINT LOCATED 36 FEET, MORE OR LESS, LEFT OF SURVEY CENTERLINE 203+80, MORE OR LESS, SAID POINT BEING THE EAST PROPOSED RIGHT OF WAY LINE; THENCE WITH PROPOSED RIGHT OF WAY LINE SOUTH 06 DEGREES 43 MINUTES 10 SECONDS WEST A DISTANCE OF 100 FEET, MORE OR LESS, TO A POINT LOCATED 35.99 FEET LEFT OF SURVEY CENTERLINE STATION 204+81.00, THENCE CONTINUING WITH SAID PROPOSED RIGHT OF WAY LINE SOUTHEASTERLY WITH A CURVE TO THE LEFT HAVING A RADIUS OF 28 FEET AN ARC DISTANCE OF 45.73 FEET TO A POINT LOCATED 65.73 FEET LEFT OF TROUSDALE DRIVE SURVEY CENTERLINE STATION 205+08.96, THENCE CONTINUING WITH SAID PROPOSED RIGHT OF WAY LINE SOUTHEASTERLY A DISTANCE OF 25 FEET, MORE OR LESS, TO A POINT LOCATED 25 FEET RIGHT OF RICHMAR DRIVE SURVEY CENTERLINE STATION 4+61, SAID POINT BEING ON THE NORTH EXISTING RIGHT OF WAY LINE OF RICHMAR DRIVE, THENCE WITH SAID EXISTING RIGHT OF WAY LINE WITH A CURVE TO THE RIGHT HAVING A RADIUS OF 338.41 FEET AN ARC DISTANCE OF 37 FEET, MORE OR LESS, TO A POINT LOCATED 54 FEET, MORE OR LESS, LEFT OF TROUSDALE DRIVE SURVEY CENTERLINE STATION 205+14, MORE OR LESS, THENCE CONTINUING WITH SAID EXISTING RIGHT OF WAY LINE NORTHWESTERLY WITH A CURVE TO THE RIGHT HAVING A RADIUS OF 25.00 FEET AN ARC DISTANCE OF 39.27 FEET TO A POINT LOCATED 30.10 FEET LEFT OF TROUSDALE DRIVE SURVEY CENTERLINE STATION 204+90.10; THENCE CONTINUING WITH SAID EXISTING RIGHT OF WAY NORTH 06 DEGREES 34 MINUTES 06 SECONDS EAST A DISTANCE OF 110.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 1.089 SQUARE FEET, MORE OR LESS, AND BEING A PORTION OF THE SAME PROPERTY CONVEYED UNTO THE GRANTORS AS OF RECORD IN DEED BOOK 3805, PAGE 361, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

BEING THE SAME PROPERTY CONVEYED TO JOHN A. HUDSON BY WARRANTY DEED FROM PAMELA GRACE SEVERY, UNMARRIED, OF RECORD IN INSTRUMENT NO. 20010305-0020461, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATE EXECUTED 02/28/01, DATE FILED 03/05/01.

THIS conveyance is subject to any and all zoning regulation, building restriction and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes, for the current year which if prorated have been assumed by the Grantee(s) herein.