RETURN TO:
First National Financial Title
205 Powell Place, Ste. 227
Brentwood, TN 37027
FILE #29304

Davidson County DEEDWARR
Recvd: 04/14/04 13:31 2pgs
Fees:13.00 Taxes:555.00
20040414-0042079

WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson

CATHERINE C. BIRMINGHAM NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $150,000.00

Affiant

Subscribed and sworn to before me, this 8th DAY OF April, 2004.

Notary Public

MY COMMISSION EXPIRES: Commission Expires JULY 30, 20 (AFFIX SEAL)

G-BM-04-0317

THIS INSTRUMENT WAS PREPARED BY
RUDY TITLE & ESCROW, LLC
2012 21st Avenue South
NASHVILLE, TENNESSEE 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Diana E. Hudson	Wells Fargo Home Mtg, Inc. (NAME)	
317 Roslyn Court	1 Home Campus X2401-01T	141-07-B-63 CO
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37221	Des Moines, IA 50328-0001	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we JOYCE M. FRIZ AND EDWARD A. FRIZ, II, BOTH UNMARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto DIANA E. HUDSON AND HUSBAND, SCOTT C. HUDSON, 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:

Being Lot No. 98 on the Plan of First Revision of Somerset Farms, Section Three, as of record in Plat Book 7900, page 741, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Joyce M. Friz and Edward A. Friz, II, both unmarried as joint tenants with rights of survivorship by Quitclaim Deed dated June 16, 1998 and filed for record on June 30, 1998 in Book 10999, page 20 Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easement and restrictions as shown of record including those listed in Plat Book 7900, page 741; Book 8556, page 11; Book 9383, page 526 and re-recorded in Book 9662, page 869; Book 8556, page 25; Book 7382, page 225 and amended in Book 7820, page 605; Book 8235, page 521; Book 8584, page 20, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 317 Roslyn Court, Nashville, Tennessee 37221
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 8th day of April, 2004.

Joyce M. Friz

Edward A. Friz, II by Joyce M. Friz, Attorney-in-Fact
attorney-in-fact

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Joyce M. Friz the within named bargainor, 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 pruposes therein contained.

Witness my hand and official seal, this the 8th day of April, 2004.

Notary Public

My Commission Expires: 5/28/06

(SEAL)



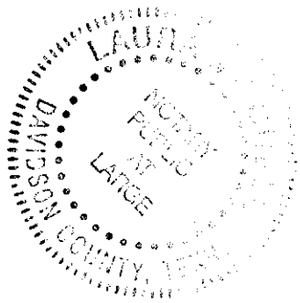
STATE OF Tennessee
COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Joyce M. Friz, to me known (or proved to me on the basis of satisfactory evidence), to be the person who executed the foregoing instrument in behalf of Edward A. Friz, II and acknowledged that he/she executed the same as the free act and deed of the said Edward A. Friz, II.

Witness my hand and official seal at
Nashville, TN
on this the 8th day of April, 2004.

NOTARY PUBLIC

My Commission Expires: 5/28/06



RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903