Davidson County DEEDWARR
Recvd: 06/04/04 13:21 2pgs
Fees:13.00 Taxes:336.70
20040604-0066170

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERSATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $91,000.00

Affiant

Subscribed and sworn to before me, this 27th DAY OF May, 2004.

Notary Public

MY COMMISSION EXPIRES: 11/26/05

(AFFIX SEAL)

CAROL T. BAKER NOTARY PUBLIC AT LARGE CHEATHAM COUNTY, TENN.

WARRANTY DEED

P-RA-04-2109

THIS INSTRUMENT WAS PREPARED BY
Prestige Title, LLC
1800 Mallory Lane, Ste. A
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Amber Spencer	Option One Mortgage Corporatio	
2109 Fernwood Drive (ADDRESS)	1600 Parkwood Circle Ste 615 (ADDRESS)	72-12-145
Nashville, Tennessee 37216 (CITY) (STATE) (ZP)	Atlanta, GA 30339 (CITY) (STATE) (ZP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we KOLLEEN B. HUDGINS, MELANIE KAY HUDGINS, AND KIM HUDGINS BREWER, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto AMBER SPENCER, UNMARRIED, hereinafter called the Grantees, their heirs and assigns, that 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. 179, on the plan of Dalewood, Section III, of record in Book 1835, page 20, Register's Office for said County, to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Harold Hudgins and wife, Kolleen B. Hudgins, by deed from Barbara Ann Clark, unmarried, dated August 27, 1981, of record in Book 5790, page 400, Register's Office for Davidson County, Tennessee. The said Harold Hudgins having since died. Subject property being conveyed by Quitclaim Deed 1/3 undivided interest to Kolleen B. Hudgins, 1/3 undivided interest to Melanie Kay Hudgins and 1/3 undivided interest to Kim Hudgins Brewer, dated May 27, 2004, recorded in Instrument No. +_____, Davidson County Register of Deeds.

This conveyance is subject to any and all existing easements and restrictions as shown of record. +20040604-0066169

The execution of this instrument by Melanie Kay Hudgins is effected by the signature of her attorney-in-fact Kim Hudgins Brewer, pursuant to the General Power of Attorney of record in Book 10664, page 666, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 2109 Fernwood Drive, Nashville, Tennessee 37216
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

Subject property is investment property and is not the primary residence of the Grantees or*

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.

*their spouses.

Witness my/our hand(s) this 27th day of May, 2004.

Kolleen B. Hudgins

Melanie Kay Hudgins by Kim Brewer H/F

By: Kim Hudgins Brewer
Kim Hudgins Brewer, Attorney-In-Fact

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Carol T. Baker, a Notary Public in and for said County and State, the within named Kolleen B. Hudgins and Kim Hudgins Brewer, 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 Nashville, Tennessee, this 27th day of May, 2004.

My Commission Expires: 1/26/05

CAROL T. BAKER NOTARY PUBLIC AT LARGE CHEATHAM COUNTY, TENN.

Notary Public

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this the 27th day of May, 2004, before me personally appeared **Kim Hudgins Brewer** to me known (or proved to me on the basis of satisfactory evidence), who executed the foregoing instrument on behalf of **Melanie Kay Hudgins** and acknowledged that she executed the same as her free act and deed by virtue of that Specific Power of Attorney recorded in Book 10664, page 666, in the Register's Office of Davidson County, Tennessee.

Witness my hand and official seal this 27th day of May, 2004.

CAROL T. BAKER NOTARY PUBLIC AT LARGE CHEATHAM COUNTY, TENN.

NOTARY PUBLIC

My Commission Expires: 1/26/05