PREPARED BY (AND RETURN TO):

WILKINS & IVEY
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Davidson County DEEDWARR
Recvd: 11/08/04 12:47 2pgs
Fees:13.00 Taxes:194.25
20041108-0134294

W & I Ref:(_____) Title No: 45949
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Jeremy Wayne Childs 3223 Lakeford Drive Nashville, Tennessee 37217	SAME

TAX MAP-PARCEL NUMBERS: 108-12-059

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$52,500.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Thomas H. Ware, as conservator for John Anderson Hudson**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Jeremy Wayne Childs** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 63-A on the Plan of East Lake Subdivision, Section 3, Resubdivision of Lots 31 and 63 as of record in Book 5800, page 217, Register's Office for said County.

Said Lot No. 63-A fronts 37.08 feet on the westerly side of Lakeford Drive and extends back 133.00 feet on the southerly line and 133.00 feet on the northerly line to a dead line measuring 35.42 feet thereon.

Being the same property conveyed to Barbara L. Birkenmeyer by deed from Elm Hill Builders, Inc. of record in Book 6125, page 958, said Register's Office. The said Barbara L. Birkenmeyer also being known as Barbara L. Birkenmeyer Hudson, by reason of her marriage to John Anderson Hudson. The said Barbara L. Birkenmeyer Hudson has since died. By affidavit of heirship recorded prior hereto and simultaneously herewith, John Anderson Hudson was established as the sole heir at law of Barbara L. Birkenmeyer Hudson. By Order Approving Sale of Real Property, Docket No. 00P-1637 in the Seventh Circuit Court for Davidson County, Tennessee, recorded prior hereto and simultaneously herewith, Thomas H. Ware , Conservator for John A. Hudson, was granted authority to convey subject property. 20041108-0134293

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2005, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 5800, Page 217, said Register's Office, which Plan shows a 30 foot minimum building setback line from Lakeford Drive, and 10 foot easement for public utility and drainage purposes along the rear line(s); Restrictive Covenants of record in Book 6079, page 648, Book 5761, page 355, said Register's Office

This is improved property, known as: 3223 Lakeford Drive, Nashville, Tennessee 37217

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, Grantee's heirs or assigns, forever.

633485

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 20th day of October, 2004.

John Anderson Hudson by Thomas H. Ware, Cnsrv

Thomas H. Ware, as conservator for John Anderson Hudson

State of TENNESSEE
County of DAVIDSON

On this 20th day of October, 2004 , before me the undersigned authority, personally appeared Thomas H. Ware, as conservator for John Anderson Hudson, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: 3/25/06

Notary

GREGORY POLZIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

State of TENNESSEE
County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $52,500.00

Affiant

Sworn and subscribed before me this the 20th day of October, 2004

Notary Public

My Commission Expires: 5-27-07