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Realty Title
48-A

Prepared by:
Realty Title & Escrow Company, Inc.
3815 Cleghorn Ave., Suite 102
Nashville, TN 37215

Davidson County DEEDWARR
Recvd: 12/30/04 08:49 2 pg:
Fees:13.00 Taxes:921.30

20041230-0154444

03-0412-32397

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $249,000.00

Affiant

Subscribed and sworn to before me, this 22nd day of December, 2004.

Notary Public
My commission expires: 03/14/05

Address of New Owner:	Send Tax Bills to:	Tax Information
Mark G. Tobin 808 Pisgah Park Brentwood, TN 37027	NEW OWNER	160-16-0-B-009

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, William Baird Hudgins, Jr. and wife, Rdell Austin Hudgins, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Mark G. Tobin and Karen D. Bishop, husband and wife, hereinafter called the Grantee, his successors and assigns, 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. 9, Revision One, Section One, on the Plan of Brentwood Chase, of record in Plat Book 9700, Pages 936-941, Register's Office for said County, to which plan reference is hereby made for a more complete description.
>
> Being the same property conveyed to William Baird Hudgins, Jr. and wife, Rdell Austin Hudgins, by deed from Newmark Homes, L.P., a Texas limited partnership, of record in Instrument No. 20030321-0037590, Register's Office for Davidson County, Tennessee.
>
> This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.
>
> This property is improved property known as 808 Pisgah Park, Brentwood, TN 37027

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 22nd day of December, 2004.

William Baird Hudgins, Jr.
William Baird Hudgins, Jr.
By: Ember Dunn, Atty in Fact
By Ember Dunn, Atty in Fact

Rdell Austin Hudgins
Rdell Austin Hudgins
By: Ember Dunn, Atty in Fact
By Ember Dunn, Atty in Fact

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Ember Dunn, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes herein contained, and who further acknowledged that she is the attorney in fact for William Baird Hudgins, Jr. and Rdell Austin Hudgins and that she is authorized by them to execute this instrument on their behalf.

Witness my hand and official seal at Nashville, Tennessee, this 22nd day of December, 2004

Diane K. Mann
State of Tennessee at Large

My Commission expires 03/14/05