WARRANTY DEED

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $405,000.00.

Affiant

Subscribed and sworn to me on January 4, 2005.

NOTARY PUBLIC

ELAINE E. MEYER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires JAN. 29, 2005

Davidson County DEEDWARR
Recvd: 01/06/05 09:05 2 pgs
Fees:13.00 Taxes:1498.50
20050106-0002084

THIS INSTRUMENT WAS PREPARED BY:
David B. Herbert, Attorney
ORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North
Nashville, TN 37219-0375
Our File #20535SP

JCW# D-0485

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Donald W. Hill 2170 Golf Club Lane Nashville, TN 37215	~~SAME~~ WELLS FARGO BANK, N.A. 3601 MINNESOTA DRIVE BLOOMINGTON, MN 55435	117-07-A-126

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, James I. Hudson, Jr. and wife, Anna B. Hudson, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents do transfer and convey unto Donald W. Hill, an unmarried person, hereinafter called **"GRANTEES,"** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 126 on the plan of Gloucester Square of record in Book 4460, page 50, in the Register's Office for Davidson County, Tennessee.

Said Lot No. 126 fronts 68.65 feet on the southerly margin of the access easement and extends back 104.00 feet on the easterly line and 84.00 feet on the westerly line to a dead line in the rear, measuring 65.00 feet thereon.

Being the same property conveyed to James I. Hudson, Jr. and wife, Anna B. Hudson, by Deed from Lin S. Howard of record in Instrument No. 20030401-0042956, Register's Office for Davidson County, Tennessee.

The conveyance of the above-described parcel of land is subject to the following:

1. 2004 Davidson County taxes which have been and paid by Grantor; 2005 and subsequent taxes are assumed by the Grantees; and
2. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property; and
3. Matters shown on plan of record in Book 4460, page 50, Register's Office for Davidson County, Tennessee, which shows a 13 foot minimum building setback line from the access easement to Golf Club Lane, a designated building site and a 3 foot easement for a wall.
4. Subject to Declaration of Covenants, Conditions and Restriction for Gloucester Square, and the By-Laws appended thereto, of record in Book

4548, page 217, as amended in Book 5915, page 274, Register's Office for Davidson County, Tennessee.

5. Charter of the Gloucester Square Cooperative Corporation, of record in Book 4548, page 729, Register's Office for Davidson County, Tennessee.
6. Easement for sanitary sewers and/or storm drainage, of record in Book 4076, page 285, Register's Office for Davidson County, Tennessee.
7. No access is permitted to subject property from Golf Club Lane.
8. Subject to the rights of others in and to the common areas.
9. Subject to the lien for special assessments contained in the Declaration of Covenants, Conditions and Restrictions.

This property is also known as improved property located at 2170 Golf Club Lane, Nashville, TN 37215

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 GRANTORS do covenant with the said GRANTEES that they are lawfully seized 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; and GRANTORS do further covenant and bind themselves, their heirs and assigns, 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.

WITNESS our hands on January 4, 2005.

James I. Hudson, Jr.

Anna B. Hudson

STATE OF TENNESSEE, COUNTY OF DAVIDSON

On January 4, 2005, before me personally appeared James I. Hudson, Jr. and wife, Anna B. Hudson to me known (or proved to me on the basis of satisfactory evidence) to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

Witness my hand and official seal on January 4, 2005.

NOTARY PUBLIC

NOTARY PUBLIC AT LARGE David B. Herbert My Commission Expires January 29, 2005 STATE OF TENNESSEE

My Commission Expires: