Davidson County DEEDWARR
Recvd: 03/18/05 09:33 2 pgs
Fees:13.00 Taxes:425.13
20050318-0029821

THIS INSTRUMENT PREPARED BY:
Forsythe Title and Escrow Services
113 Shivel Drive
Hendersonville, TN 37075

Our File Number: 20182B

MAP/GROUP/PARCEL:
044-05-0/012.00

NEW OWNER'S NAME AND ADDRESS:
BOBBY BAILEY
123 SCENIC VIEW ROAD
OLD HICKORY, TENNESSEE 37138

SEND TAX BILLS TO:
New Owner

WARRANTY DEED

FOR GOOD CONSIDERATION, the receipt of which is hereby acknowledged, WENDY E. HUDSON, AN UNMARRIED WOMAN, hereinafter called Grantor, does hereby transfer and convey unto BOBBY BAILEY, AN UNMARRIED MAN, his heirs and assigns, hereinafter called Grantee, property described as follows:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING THE NORTHWESTERLY 55.4 FEET OF LOT NO. 71 AND THE SOUTHEASTERLY 16.9 FEET OF LOT NO. 70 ON THE UNRECORDED PLAN OF SCENIC VIEW SUBDIVISION, AND BEING LOT F, ON THE MAP OF THE RESUBDIVISION OF LOTS 67 TO 74, INCLUSIVE, ON SAID PLAN, AND DESCRIBED ACCORDING TO A COPY OF A SURVEY THEREOF, MADE BY JAMES L. MURPHY, JR., DATED APRIL 21, 1959, AS FOLLOWS:

BEGINNING AT A POINT IN THE NORTHEASTERLY MARGIN OF SCENIC VIEW DRIVE, FORMERLY HAVRON AVENUE, 144.6 FEET NORTHWESTERLY FROM THE INTERSECTION OF A 20-FOOT PUBLIC RIGHT-OF-WAY; THENCE WITH THE MARGIN OF SAID AVENUE, NORTH 46 DEGREES 29' WEST 72.3 FEET TO A POINT; THENCE NORTH 43 DEGREES 59' EAST 170.24 FEET TO A POINT; THENCE SOUTH 46 DEGREES 01' EAST 72.3 FEET TO A POINT; THENCE SOUTH 43 DEGREES 59' WEST 169.66 FEET TO THE POINT OF BEGINNING.

The subject property is commonly known as 123 SCENIC VIEW ROAD, Old Hickory, TN 37138.

BEING the same property conveyed to Grantor herein by deed of record in Instrument #200004050034142, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said Grantee. Grantor covenants with Grantee that she is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and restrictions and easements of record.

GRANTOR further covenant and bind themselves, their heirs, successors, and representatives to warrant and defend the title to the said land to Grantee, his heirs, successors, and assigns against the lawful claims of all persons whatsoever.

Wendy E. Hudson
WENDY E. HUDSON

STATE OF TENNESSEE
COUNTY OF SUMNER

PERSONALLY appeared before me, the undersigned authority, WENDY E. HUDSON, AN UNMARRIED WOMAN, with whom I am personally acquainted, and made oath that she executed the foregoing instrument as a free act and deed and for the purposes therein contained.

DONE at offices in Hendersonville, Tennessee, on this the 15th day of MARCH, 2005.

NOTARY PUBLIC

DAVID KIMBROUGH STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

My Commission Expires:
9-27-08

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value whichever is greater for this transfer is $114,900.00.

AFFIANT

Sworn to and subscribed before me, this the 15th day of March 2005.

NOTARY PUBLIC

DAVID KIMBROUGH STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

My Commission Expires:
9-27-08