BOX #14A

WARRANTY DEED

State of Tennessee)
County of Davidson)

G#17774-2

The actual consideration or value, whichever is greater, for this transfer is **$925,000.00**.

Affiant

Subscribed and sworn to before me, this the 15th day of April, 2005.

Notary Public

My commission expires: May 30, 2007

(AFFIX SEAL)

KATHERINE GOODSON NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

Davidson County DEEDWARR
Recvd: 04/18/05 08:38 2 pgs
Fees:13.00 Taxes:3422.50

20050418-0042424

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
ILENE BERNS	**"NEW OWNER"**	**Map 104-13-0, Parcel 101.00**
301 Bowling Avenue		
Nashville, TN 37205		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

DAVID WAYNE HUDGENS and wife, PIA AGOSTINI HUDGENS

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

ILENE BERNS TRUST

HEREINAFTER CALLED THE GRANTEE, ITS SUCCESSORS AND/OR ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND in Davidson County, Tennessee, more particularly described as follows:

BEING the northerly 70 feet of Lot No. 2 of Block "K" on the Map of The Whitland Realty Company's Subdivision, as of record in Book 332, Page 141, Register's Office for Davidson County, Tennessee, and Lot "A" on the Map showing Second Subdivision of Lot Nos. 1 and 12 of Block "K", The Whitland Realty Company's Subdivision, as of record in Book 547, Page 17, Register's Office for Davidson County, Tennessee, being the South half of Lot No. 1 of said Block "K", southerly one-half of unnamed street as shown on Map of Second Subdivision of Lot Nos. 7 and 8, Block "J", and Lot Nos. 1 and 12, Block "K", The Whitland Realty Co.'s Subdivision of record in Book 547, Page 17, said Register's Office, and closed by Metropolitan County Council Bill No. 68-632 and recorded in Book 4289, Page 84, said Register's Office.

SAI D northerly part of Lot No. 2 fronts 70 feet on the westerly side of Bowling Avenue, formerly Whitland Avenue, and runs back between parallel lines 180 feet to the East line of Lot No. 11.

SAID Lot "A" fronts 50 feet on the westerly side of Bowling Avenue, formerly Whitland Avenue, and runs back between parallel lines with the southerly margin of a 50 foot street 180 feet to the East line of Lot "B"; said Lots "A" and the northerly part of Lot No. 2 adjoin each other and make one lot fronting 120 feet on said Whitland Avenue.

SAID southerly one-half of closed unnamed street fronts 25 feet on the westerly margin of Bowling Avenue, Whitland Avenue, and extends back between parallel lines 180 feet to a dead line in the rear.

BEING the same property conveyed to David Hudgens and wife, Doris Hudgens, by Installment Deed dated February 4, 1987, from E. William Ewers and wife, Marge Ewers, of record in Book 7127, Page 266, Register's Office for Davidson County, Tennessee. The parties having since divorced by Final Divorce Decree of record in Minute Book 192B, Page 00777, and Docket No. 90D-2931, Circuit Court for said County. Pursuant to said Decree, Doris Irene Hudgens conveyed her interest in the subject property to David Wayne Hudgens, by Quitclaim Deed dated September 28, 1990, of record in Book 8209, Page 95, said Register's Office.

DAVID HUDGENS BEING ONE AND THE SAME PERSON AS DAVID WAYNE HUDGENS.

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee herein.

PIA Agostini Hudgens, spouse of the above named David Wayne Hudgens, joins in this conveyance for the purpose of releasing any and all rights she may have in and to the above described property, especially her marital rights.

THIS instrument is being executed in behalf of David Wayne Hudgens and wife, Pia Agostini Hudgens, pursuant to a Power of Attorney executed by them on the 6th day of April, 2005, of record in Instrument No. 20050418 - 0042423 _____, Register's Office for Davidson County, Tennessee.

This is IMPROVED (_X_) unimproved (____) property, known as: **301 Bowling Avenue, Nashville, TN 37205**.

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.

Witness our hands this **15th** day of **April, 2005.**

David Wayne Hudgens
DAVID WAYNE HUDGENS

By: M. Andrew Holland
M. ANDREW HOLLAND, ATTORNEY-IN-FACT
A Horney-In-Fact

Pia Agostini Hudgens
PIA AGOSTINI HUDGENS

By: M. Andrew Holland
M. ANDREW HOLLAND, ATTORNEY-IN-FACT
A Horney-In-Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State aforesaid, the within named **M. ANDREW HOLLAND,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Attorney-In-Fact for **DAVID WAYNE HUDGENS and wife, PIA AGOSTINI HUDGENS,** and that he as such Attorney-In-Fact executed the foregoing instrument on behalf of and as the personal act and deed of the said **DAVID WAYNE HUDGENS and wife, PIA AGOSTINI HUDGENS,** for the purpose therein contained, by signing the name of **DAVID WAYNE HUDGENS and wife, PIA AGOSTINI HUDGENS,** by himself as Attorney-In-Fact.

Witness my hand and official seal at Nashville, Tennessee, this **15th** day of **April, 2005.**

Katherine Goodson
Notary Public

My Commission Expires: 5-30-07

