Title Box

Davidson County DEEDWARR
Recvd: 04/26/05 16:01 3 pgs
Fees:18.00 Taxes:1276.50

20050426-0046571

This Instrument Was Prepared By:

Kirk C. Waite, Attorney
7123 Crossroads Boulevard
Suite A
Brentwood, TN 37027

LAURA SHOUN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson
The actual consideration or value, whichever is greater, for this transfer is $345,000.00.

Affiant

Subscribed and sworn to before me, This 15th day of April, 2005

Notary Public

My Commission Expires: 7-19-08

Address New Owner	Send Tax Bills to:	Map-Parcel
William L. Dudley 200 Hicks Road Nashville, TN 37221	Wachovia Mortgage Corp. 1100 Corporate Drive Raleigh, NC 27607	142-11-0-173

WARRANTY DEED

For and in consideration of the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Ralph R. Mastrangelo and spouse Penny D. Mastrangelo, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto William L. Dudley and wife, Amani E. Dudley hereinafter called the Grantees, their heirs and assigns, a certain parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee being Lot No. 8 on the Plan of Woodside Subdivision of record in Plat Book 9700, Page 435, Register's Office for Davidson county, Tennessee.

Said Lot No. 8 fronts 77.56 feet on the northeasterly margin of Hicks Road and extends back 385.62 feet on the northwesterly line and 374.44 feet on the southeasterly line to a dead line in the rear, measuring 47.00 feet thereon.

Being the same property conveyed to Ralph R. Mastrangelo and spouse Penny D. Mastrangelo by deed of record in Book 10967, Page 129, Register's Office for Davidson County, Tennessee.

This conveyance in made subject to:

1. County taxes for 2005 and subsequent years.
2. Subject to all matters set forth in Plat of record in Plat Book 9700, Page 435, Register's Office for Davidson County, Tennessee.
3. Restrictions of record in Book 10967, Page 119, Register's Office for Davidson County, Tennessee.
4. Easement for Driveway as listed on Deed of record in Book 10967, Page 129, Register's Office for Davidson County, Tennessee.

This is improved property known as: 200 Hicks Road Nashville, TN 37221

TO HAVE AND TO HOLD the said parcel of land, with the appurtenances, estate, title and interest thereto belonging to said Granteesthat Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, except as otherwise herein set out; Grantors do further covenant and bind themselves, their heirs and assigns, 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.

WITNESS my hand this 15th day of April, 2005

Ralph R. Mastrangelo

Penny D. Mastrangelo

STATE OF TN
COUNTY OF Davidson

Before me, _____, a Notary Public in and for the said County and State, personally appeared Ralph R. Mastrangelo and Penny D. Mastrangelo, the within named bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

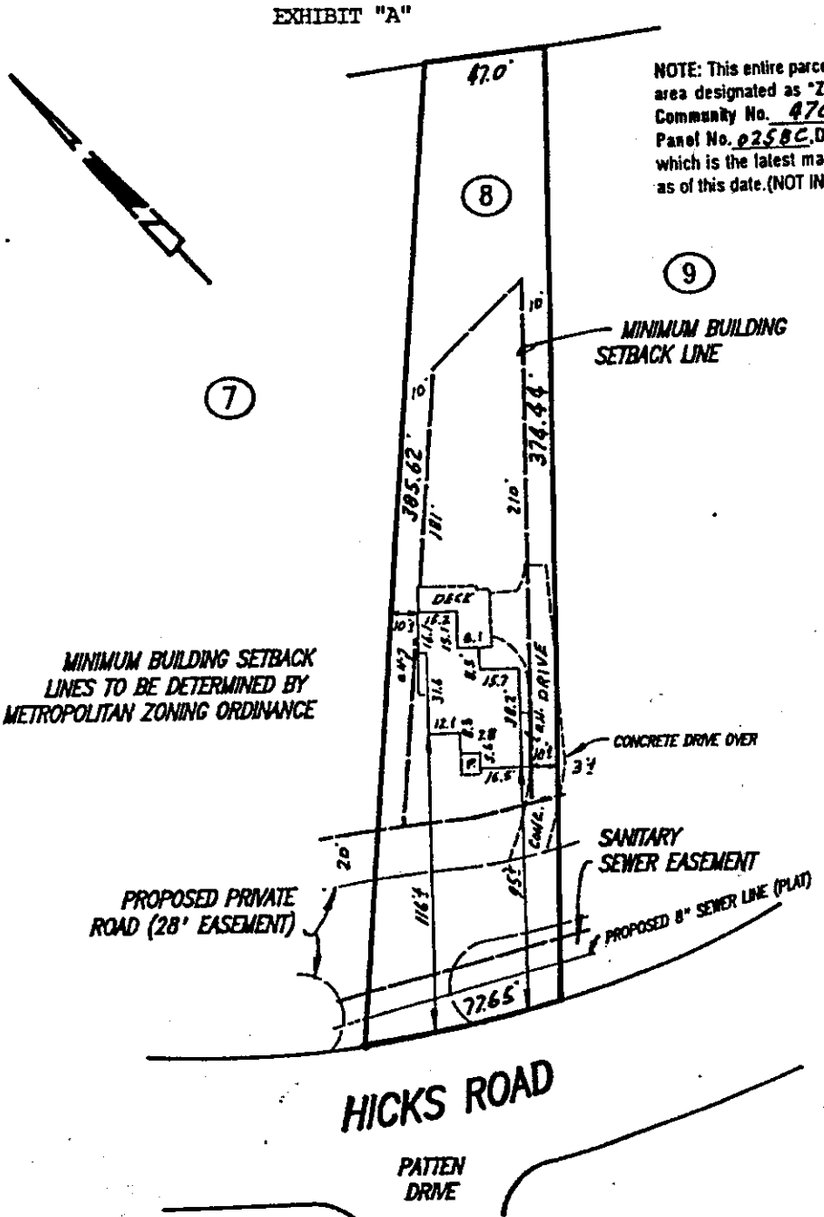
Witness my hand at Nashville, Tennessee this 15th day of April, 2005.

Notary Public

MY COMMISSION EXPIRES: 7-19-08

LAURA SHOUN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

EXHIBIT "A"



MORTGAGE LOAN INSPECTION

OWNER: RALPH & PENNY MASTRANGELO

PROPERTY LOCATED: 200 HICKS ROAD
NASHVILLE, DAVIDSON COUNTY, TENNESSEE

PROPERTY: LOT NO. 8 ON THE PLAN OF
WOODSIDE SUBDIVISION

RECORDED: BOOK 9700 – PAGE 435 – R.O.D.C.

SCALE: 1" = 60' DATE: MAY 27, 1998

This MORTGAGE LOAN INSPECTION should not be represented to be a general property survey as defined under Rule 0820-3-.07. It is a limited nonmonumented survey done under the authority of TCA 62-18-126 for the use of the lender. It should not be relied upon for the construction of fences or for establishing the exact location of property lines. No corners were set or reset at the time of this inspection.

By: _____
SIGNED: JOHN KOHL & COMPANY, P.C.

LESLIE FLOWERS REGISTERED LAND SURVEYOR TENNESSEE No. 1869

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FILE NO. 3436

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