This Instrument Prepared By:
Title Enterprises, LLC
320 Seven Springs Way
Suite 150, Seven Springs I
Brentwood, Tennessee 37027
6050287

Send Tax Bills To:

New Owner

New Owner is:
Donald J. Hudson, II
3516 Long Haven Crossing
Antioch, TN 37013

Davidson County DEEDWARR
Recvd: 05/18/05 10:54 2 pgs
Fees:13.00 Taxes:584.23

20050518-0055979

MAP: 164-13
PARCEL: 13.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **James R. Ward and wife, Beverly J. Ward**, hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Donald J. Hudson, II , unmarried** , hereinafter referred to as Grantee, its heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

A certain tract or parcel of located in Davidson County, Tennessee, described as follows to-wit:

Land in Davidson County, Tennessee, being Lot No. 312 of Asheford Crossing, Section One, of record in Plat Book 7900, page 937, said Register's Office, to which plat reference is hereby made for a more complete legal description.

Being the same property conveyed to James R. Ward and wife, Beverly J. Ward by Warranty Deed from Beazer Homes Corp. DBA Phillips Builders, Inc. dated May 31, 1996, recorded June 6, 1996, in Book 10078, page 143, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following:

Easements and/or setback lines of record in Plat Book 7900, page 937, said Register's Office.

Restrictive covenants of record in Book 9651, page 900, said Register's Office.

This conveyance is made subject to any and all zoning regulations, building restrictions, setback lines, if any, easements and rights for public utilities applicable to this property. Taxes for the current year have been prorated and are assumed by the Grantee(s) herein.

Sellers Ints.

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and that same is unencumbered, except for the taxes for the current year and which have been prorated

and assumed by the Grantee.

The Grantor does further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 16 day of May, 2005.

GRANTOR:

James R Ward

James R. Ward

Beverly J Ward

Beverly J. Ward

ACKNOWLEDGEMENT

STATE OF TENNESSEE)
COUNTY OF Williamson)

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **James R. Ward and wife, Beverly J. Ward**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the 16 day of May, 2005.

BYRNE COND SANDERS
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires:

My Commission Expires Nov. 25, 2006

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual consideration or value, whichever is greater, for this transfer is $157,900.00.

Carrie Tusler

Affiant

SWORN TO and subscribed before me this 16 day of May, 2005

NOTARY PUBLIC

My commission expires:

JOHN GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires JULY 29, 2006