Davidson County DEEDWARR
Recvd: 07/01/05 16:03 2 pgs
Fees:13.00 Taxes:573.50

20050701-0076396

THIS INSTRUMENT PREPARED BY: **George V. Crawford, Jr.** **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 315 Deaderick Street, Suite 1100 P. O. Box 198888 Nashville, Tennessee 37219-8888 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $155,000.00. Affiant Subscribed and sworn to before me, this 28th day of June, 2005. Notary Public My Commission Expires: 9/22/07

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

Address New Owner As Follows:	Send Tax Bills To:	Map-Parcel Number:
Howard E. Hudgins 6604 Foxhollow Rd Nashville, TN 37205	New Owner	142-09-0-F 311.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **ADELAIDE F. COYLE,** a single person, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **HOWARD E. HUDGINS**, hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit No. 8960, together with the Carport designated No. 8960-C of Final Plat, River Plantation, Phase II, Section VIII, a horizontal property regime established by Master Deed of record in Book 7417 at page 396, the Plat of which is of record in Book 6900, at page 514 thru 517, as amended in 6900, pages 654 thru 657, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Adelaide F. Coyle by deed from Brodie H. Elkins and wife, Ruth C. Elkins, of record in Book 11615, page 636, Register's Office for Davidson County, Tennessee.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. 2005 Metro taxes, a lien but not yet due and payable, which have been prorated and assumed by Grantee. By acceptance of delivery of this instrument, Grantee assumes and agrees to pay such taxes as and when such become payable and to indemnify and hold harmless Grantor from liability and loss therefrom.

2. All matters as shown on the Plan of record in Book 6900, pages 514 thru 517, as amended in Book 6900, page 654, and Book 8123, page 690, Register's Office for Davidson County, Tennessee.

3. The premises herein insured is a condominium apartment established pursuant to all the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Sections 66-27-101 et seq. of the Tennessee Code Annotated, as amended, and is subject to the provisions and requirements thereof; and is subject to the By-Laws for the administration thereof; also subject to easements, rights and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and buildings thereon; and also including without limitations all conditions, covenants, restrictions, options, burdens, assessments, and other undertakings contained in the Master Deed of record in Book 7417, page 396, Register's Office for said County.

4. Covenants, conditions and restrictions of record in Book 7389, page 924, Register's Office for Davidson County, Tennessee.

This is improved property known as 8960 Sawyer Brown Road, Nashville, TN 37221.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever; and I covenant with the said Grantee that I am 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 further covenant and bind myself, my heirs and assigns, to warrant and forever defend the title to the said land to the said Grantee, his heirs and assigns, against the lawful claims of all person whomsoever.

WITNESS my hand this 28th day of June, 2005.

Adelaide F. Coyle

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **ADELAIDE F. COYLE**, the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 28th day of June, 2005.

Notary Public

My Commission Expires: _____

GEORGE N. CRAWFORD, JR. NOTARY PUBLIC STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.