This Instrument Prepared By:
Title Enterprises, LLC
320 Seven Springs Way
Suite 150, Seven Springs I
Brentwood, Tennessee 37027
6050320

Davidson County DEEDWARR
Recvd: 07/08/05 12:11 2 pgs
Fees:13.00 Taxes:345.95
20050708-0079220

Send Tax Bills To:
New Owner

New Owner is:
Samuel Wordlaw & Elvia Anglin
4814 Apollo Drive
Antioch, TN 37013

MAP: 149-05
PARCEL: 24.00

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, **Thuy V. Ludwig k/n/a Thuy V. Hedrington and husband, Shane Hedrington**, hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Samuel Wordlaw, unmarried and Elvia Anglin, 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 County, Tennessee, described as follows to-wit:

Land in Davidson County, Tennessee, being Lot No. 101, on the plan of Barclay Square, Section 2, as shown on plat of record in Plat Book 4660, Page 124, as amended in Plat Book 4967, Page 402, in the Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Thuy V. Ludwig by Quitclaim Deed from Robert L. Ludwig dated January 21, 2002, recorded February 14, 2002, in Instrument No. 20020214-0019622 , Register's Office for Davidson County, Tennessee. Also being the same property conveyed to Thuy V. Ludwig and Robert L. Ludwig, husband and wife, by Warranty Deed from Cynthia D. McCarver dated December 3, 1999, recorded December 8, 1999, in Instrument No. 19991208-0300894, Register's Office for Davidson County, Tennessee.

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.

Thuy Hedrington
Sellers Init.

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 6th day of July, 2005.

GRANTOR:

Thuy Ludwig

Thuy V. Ludwig k/n/a Thuy V. Hedrington

Shane Hedrington

Shane Hedrington

ACKNOWLEDGEMENT

STATE OF TENNESSEE)
COUNTY OF Davidson **)**

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **Thuy V. Ludwig k/n/a Thuy V. Hedrington and Shane Hedrington**, 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 6th day of July, 2005.

Melissa L. Sanders

Notary Public

MELISSA L. SANDERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires: MY COMMISSION EXPIRES JULY 19, 2008

STATE OF TENNESSEE)
COUNTY OF Williamson **)**

The actual consideration or value, whichever is greater, for this transfer is $93,500.00.

Christie Perry

Affiant

SWORN TO and subscribed before me this 6 day of July, 2005

Kimberly R. Hargrove

NOTARY PUBLIC

My commission expires: _____

KIMBERLY R. HARGROVE NOTARY PUBLIC AT LARGE TENNESSEE