WARRANTY DEED

JAMIE CRUTCHFIELD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 99,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 7th day of July, 2005

Notary Public:

MY COMMISSION EXPIRES: 3/31/07
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Patrick K. Grubbs	JPMorgan Chase Bank, N.A.	Map 119
3107 Southlake Drive	5409 Maryland Way, Suite 202	Group 15
Nashville, TN 37211	Brentwood, TN 37027	Parcel 45

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

Barry A. Hudson and wife, Sharon G. Bowling

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto
Patrick K. Grubbs
hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

BEING Lot No. 40, on the Plan of Southlake, Section Two, of record in Book 2083, Page 84, Register's Office for Davidson County, Tennessee.

Said Lot No. 40 fronts 100 feet on the westerly margin of Southlake Drive and extends back 115 feet on its northerly line and 132.6 feet on its southerly line to a line in the rear measuring 101.5 feet.

Being the same property conveyed to Barry A. Hudson and Sharon G. Bowling, both unmarried, by deed from Edwin Patrick Donahue and Lori H. Donahue, husband and wife, of record in Book 8689, Page 745, said Register's Office.

This conveyance is subject to Restrictions of record in Book 2274, Paeg 618, said Register's Office.

This conveyance is made subject to: (1) 2005 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 2083, Page 84, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 3107 Southlake Drive, Nashville, TN 37211

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 7th day of July, 2005.

Barry A. Hudson

Sharon G. Bowling

Davidson County DEEDWARR
Recvd: 07/12/05 16:00 2 pgs
Fees:13.00 Taxes:369.63

20050712-0080868

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Barry A. Hudson and Sharon G. Bowling, 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 and official seal at Nashville, Tennessee, this 7th day of July, 2005.

My Commission Expires: 03/31/07

Notary Public

JAMIE CRUTCHFIELD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.