RECORD AND RETURN TO:
Heritage Title Services, LLC
~~One Lakeview Plaza~~
~~25 Century Blvd., Suite 505~~
~~Nashville, TN 37214~~

H T S
8115 Isabella Ln, Ste 5
Brentwood, TN 37027

Davidson County DEEDWARR
Recvd: 09/15/05 10:33 2 pgs
Fees:13.00 Taxes:414.40
20050915-0111030

WARRANTY DEED

BRADLEY J. HARVEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $112,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF AUGUST, 2005.

NOTARY PUBLIC

My commission expires: 5-23-09

THIS INSTRUMENT PREPARED BY:
Heritage Title Services, LLC, One Lakeview Plaza, 25 Century Blvd., Suite 505, Nashville, TN 37214

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
ANTHONY SMITH 1521 Mohawk Trail Madison , Tennessee 37115	Same as new owner	MAP 63-2 PARCEL 45

FOR AND IN CONSIDERATION of the sum of ONE HUNDRED TWELVE THOUSAND AND NO/100 ($112,000.00) DOLLARS, and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee, the receipt of which is hereby acknowledged; the undersigned, **MICHAEL G. HUDGINS and wife, BEVERLY F. HUDGINS,** hereinafter called the Grantors, have bargained and sold and by these presents do hereby transfer and convey unto **ANTHONY SMITH, unmarried,** hereinafter called the Grantee, his heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

LAND in Davidson County, Tennessee, BEING Lot No. 125 on the Plan of Nawakwa Hills, Powwow Addition, Section No. 4, of record in Book 974, page 26, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a complete and accurate description of said lot.

Being the same property conveyed to Michael G. Hudgins and wife, Beverly F. Hudgins, by Warranty Deed from Robert W. Slate and wife, Ruth N. Slate, of record in Book 9793, page 438, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all matters as shown on subdivision plat of record in Book 974, page 26, to any and all restrictive covenants of record; all of the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

This is improved property known as 1521 Mohawk Trail, Madison, Tennessee 37115.

TO HAVE AND TO HOLD said real estate, together with all of the appurtances, estate and title thereunto belonging, unto the said Grantee, his heirs and assigns, forever.

The undersigned covenant with the said Grantee that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the 2005 property taxes, which taxes are being prorated between the parties and the payment thereof will be the responsibility of the Grantee.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee, his heirs and assigns, against the lawful claims of all person, whomsoever.

WITNESS OUR HANDS, this the 29th day of August, 2005.

MICHAEL G. HUDGINS

BEVERLY F. HUDGINS

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, Michael G. Hudgins and wife, Beverly F. Hudgins, 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 seal, this the 29th day of August, 2005.

Notary Public

My commission expires: 5-23-09

BRADLEY J. HARVEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY