THIS INSTRUMENT PREPARED BY:
Forsythe Title and Escrow Services
113 Shivel Drive
Hendersonville, TN 37075

Our File Number: 23031B

Davidson County DEEDWARR
Recvd: 01/19/06 14:19 2 pgs
Fees:13.00 Taxes:242.15
20060119-0007431

MAP/GROUP/PARCEL: 034-05-O-A/053.00 CO

NEW OWNER'S NAME AND ADDRESS:
ANTHONY V. GRAYSON
1012 STIRLINGSHIRE DRIVE
HENDERSONVILLE, TN 37075

SEND TAX BILLS TO:
New Owner

WARRANTY DEED

FOR GOOD CONSIDERATION, the receipt of which is hereby acknowledged, SHANNON D. BELL HUDSON AND JOSH HUDSON, Wife and Husband, hereinafter called Grantors, do hereby transfer and convey unto, ANTHONY V. GRAYSON, a married man, his heirs and assigns, hereinafter called Grantee, property described as follows:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT NO. 58 ON THE PLAN OF MONTICELLO MANOR, A PLANNED UNIT DEVELOPMENT, OF RECORD IN BOOK 6250, PAGE 551, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION THEREOF.

The subject property is improved property known as 548 THOMAS JEFFERSON CIRCLE, MADISON, TN 37115.

BEING the same property conveyed to Grantor herein by Quitclaim deed of record in Instrument Number 20051020-0126740 and originally in Instrument Number 20011108-0122780, Register's Office for Davidson County, Tennessee.

Josh Hudson, husband of Shannon D. Bell Hudson, joins in the conveyance of this property for the purpose of conveying any interest, marital or otherwise, he may have in said property.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said grantee. Grantors covenants with Grantee that they are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and restrictions and easements of record.

GRANTORS further covenants and binds themselves, their heirs, successors, and representatives to warrant and defend the title to the said land to Grantee, their heirs, successors, and assigns against the lawful claims of all persons whatsoever.

SHANNON D. BELL HUDSON

JOSH HUDSON

STATE OF TENNESSEE
COUNTY OF Sumner

PERSONALLY appeared before me, the undersigned authority, SHANNON D. BELL HUDSON, and JOSH HUDSON, Wife and Husband, with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument as a free act and deed and for the purposes therein contained.

DONE at offices in Hendersonville, Tennessee on this the 13th day of January, 2006.

NOTARY PUBLIC
MY COMMISSION EXPIRES: 9-27-08

DAVID KIMBROUGH STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF Sumner

The actual consideration or value whichever is greater for this transfer is $65,445.00.

AFFIANT

Sworn to and subscribed before me, this the 13th day of January, 2006.

NOTARY PUBLIC
MY COMMISSION EXPIRES: 9-27-08

DAVID KIMBROUGH STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY