THIS INSTRUMENT PREPARED BY:
Baldwin Land Title, PLLC
51 Century Boulevard, Suite 308
Nashville, TN 37214

SEND TAX BILLS TO:
NEW OWNER

MAP PARCEL NUMBERS
Map & Parcel No. 85-10-6

Davidson County DEEDWARR
Recvd: 05/24/06 14:39 3 pgs
Fees:18.00 Taxes:1020.83
20060524-0061140

WARRANTY DEED

THIS INDENTURE, made and entered into this 19th day of May, **2006**, by and between **Danny C. Axley and Billie K. Axley, husband and wife**, party of the first part, and **George Blair Dudley and Regina K. Dudley, husband and wife**, party of the second part,

WITNESSETH: That for and in consideration of **$275,900.00** cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in Nashville County of Davidson, State of Tennessee:

SEE ATTACHED EXHIBIT "A"

BEING the same property conveyed to Danny C. Axley and Wife Billie K. Axley by deed from Robert Landon Smith and Wife, Shirley L. Smith, of record in Book/Instrument No.6052, page 731 Register's Office, Davidson County, Tennessee, dated 05/05/83 and recorded 05/06/83.

The above referenced property is also known as 200 Eldon Court, Nashville, Tennessee 37214.

THIS CONVEYANCE IS SUBJECT TO taxes for the current year which have been prorated and assumed by the Grantee(s); any and all matters appearing of record in Book 2900, page 50; and any and all zoning regulations, setback lines, building restrictions, easements, charters, by-laws, master deeds, right of ways, etc. all of record in the Register's Office for said County, Tennessee.

The above legal description is identical to the one in the previous deed of record.

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his heirs, successors and assigns in fee simple forever.

And the said party of the first part does hereby covenant with the said party of the second part that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered,

and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the said party of the first part the day and year first above written.

Danny C. Axley

Billie K. Axley

STATE OF TENNESSEE, COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Danny C. Axley and Billie K. Axley, husband and wife** to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained.

WITNESS my hand and Notarial Seal at office this 19th day of May, **2006.**

My commission expires 1-27-07

Notary Public

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is, **$275,900.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 19th day of May, **2006.**

NOTARY PUBLIC

My commission expires: 3-20-10

PROPERTY ADDRESS:
200 Eldon Court
Nashville, TN 37214

Name and address of new owner:
George Blair and Regina K. Dudley
200 Eldon Court
Nashville, TN 37214

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lots Nos. 49 and 50 on the Plan of Stanford Country Club Estates, as of record in Book 2900, page 50, Register's Office for said County, a 6 acre tract in the rear of said Lots and a 0.053 acre tract in the rear of Lot No. 50, and described as Tracts A and C on the Map made by Hickerson and Hickerson, Engineers, dated March 19, 1962, described together as follows:

Beginning at a point in the north margin of Eldon Court at the corner of Lots 50 and 51 on the Plan of Stanford Country Club Estates, Section I, as of record in Book 2900, page 50, Register's Office; thence along the east line of said lots, northerly 178.5 feet to an iron pin, a corner of Tract "C"; thence along the east line of said Tract, north 21 deg. 22' west 46.8 feet to a corner of Tract A and C; continuing in the same direction 45 feet to an iron pin in the center of a paved ditch; thence along the center of said ditch, north 69 deg. 57' west 374.8 feet to an iron pin continuing with the center of the ditch, north 83 deg. 55' west 296 feet to the low water line of Stones River; thence along the water line of said River in a southerly direction 340 feet to a corner of Tract "A" and G. W. Laws property; thence south 38 deg. 07' east 74 feet to a witness monument 50 feet at right angles from the water line of the Stones River continuing with Laws line, south 38 deg. 07' east 392.85 feet to a concrete monument, the southwest corner of Tract "A"; thence along the southerly line of said Tract, north 43 deg. 21' east 176.61 feet to a monument; thence north 25 deg. 39' east 48 feet to a concrete monument at the southwest rear corner of Lot 49; thence along the dividing line between Lots 29 and 49 in a southeasterly direction, 166.1 feet to a corner of Lots 48 and 49; thence southeasterly along the line between said lots, 179 feet to the westerly margin of Eldon Court; thence with said Court, around a curve in a northeasterly direction 98 feet to the point of beginning.