Davidson County DEEDWARR
Recvd: 07/21/06 12:47 3 pgs
Fees:18.00 Taxes:3700.00
20060721-0088225

THIS INSTRUMENT PREPARED BY:

Homer R. Ayers, Attorney at Law
303 Frances Street (Zip 37072)
P. O. Box 904
Goodlettsville, TN 37070-0904

Warranty Deed

ADDRESS NEW OWNERS:	PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES:	MAP-PARCEL NOS.
Holly A. Hudspeth 6135 Hillsboro Pk. Nashville, TN 37215	Same as New Owner	Map 25-8, Parcel 32 Map 25-11, Parcel 6

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, JERRY ANNE FILSON, hereinafter referred to as the "GRANTOR", has bargained and sold and by these presents does transfer and convey unto HOLLY A. HUDSPETH, an unmarried woman, hereinafter referred to as the "GRANTEE", her heirs and assigns, two tracts or parcels of land in Davidson County, State of Tennessee, described as follows, to-wit:

Tract No. 1: A tract of land in the 10th Civil District of Goodlettsville, Tennessee, and being Parcel "A" shows reserved and not an individual building site on a Plat of record in Book 2900, page 125, Register's Office for Davidson County, Tennessee, of Ranchwood Estates, Section I and the adjoining tract in a southerly position on said Parcel "A" and also shown as a reserve and not an individual site on said plat, and also the tract of land to the west of said which is parcel "F". Said three tracts are described as follows: BEGINNING at a point on the westerly side of Shevel Drive at a corner to Lot No. 39; thence following said Shevel Drive in a southeasterly direction 199.02 feet to a concrete marker; thence around a curve on Dora Drive a distance of 36.63 feet to a concrete monument; thence following the margin of Dora Drive, both according to said plat and according to a survey made by William Collier Parrish Associates, Civil Engineers in August, 1963, a distance of 188.67 feet to a concrete monument and thence continuing on with projected margin of Dora Drive 187 ½ feet more or less to a point; thence North 42 deg. 45' West, 230 feet to a point; thence North 49 deg. 33' east 175 feet more or less, to the corner of parcel "A" according to said Plat; thence North 46 deg. 19' West, 30.18 feet to a point; thence South 49 deg. 33' west 8.98 feet to a point; thence North 40 deg. 27' west 30 feet to a concrete monument and a corner of Lot No. 39; thence with the line between Parcel "A" and Lot No. 39, 198.25 feet to the point of beginning.

Tract No. 2: A tract of land in the 10th Civil District being a tract of land fronted on the northerly area by Ranchwood Estates, Section III, and on the easterly side by Ranchwood Estates Section I, and more particularly described according to a survey by William Collier Parrish Associates, Civil Engineers, in August, 1963, as follows: BEGINNING at a point, the same being the southeast corner of Lot No. 42 of Ranchwood Estates Section III as of record in Book 3300, page 59, Register's Office for Davidson County, Tennessee, thence with the back line of Lots 40 and 39 of Ranchwood Estates Section I, south 40 deg. 27' east 371.20 feet to the Corner of Parcel "A"; thence south 40 deg. 27' east 30 feet to a point; thence north 49 deg. 33' east 9.98 feet to a point; thence south 46 deg. 19' east 30.18 feet to a point; thence south 49 deg. 33' west 175 feet more or less to a point; thence south 42 deg. 45' east 230 feet to the margin of Dora Drive; thence south 47 deg. 15' west 282.49 feet to a point; thence with a curve with a radius of 875 feet 277.51 feet to a point; thence leaving said Dora Drive, north 60 deg. 55' west, 315 feet to a point; thence south 29 deg. 15' west 602 feet to a point; thence north 86 deg. 56' west 85 feet to a point; thence north 52 deg. 40' west 524.74 feet to a point; thence north 70 deg. 51' west 107.66 feet to a point, North 85 deg. 49' west 216.8 feet to a point and the corner of

Lot No. 67, Ranchwood Estates, Section III; thence with a line between this tract and the southerly margin of Lots in Ranchwood Estates Section III, as follows: north 46 deg. 11' east 532.18 feet to a point, north 10 deg. 21' east 156.25 feet to a point, south 64 deg. 31' east 240.20 feet to a point, south 55 deg. 51' east 225.49 feet to a point; north 87 deg. 2' east 219.73 feet to a point, north 46 deg. 18' east 246.15 feet to a point, north 3 deg. 53' west, 408. 93 feet to a point, north 63 deg. 35' 299.69 feet to the point of beginning and containing 21 acres, more or less.

Being the same property conveyed to Jerry Anne Filson by deed from Ronnie L. Filson filed for record as instrument #20050310-0026823, Register's Office for Davidson County, Tennessee.

The mailing address for the said property is 302 Shevel Drive, Goodlettsville, Tennessee 37072.

The property description, as contained herein, is the same as that contained in the previous deed of record.

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, her heirs and assigns, forever.

And the GRANTOR, does covenant with the said GRANTEE, that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it and warrants that the same is unencumbered, except as follows:

1. State and County and City of Goodlettsville Real Property Taxes for the year 2006, which are a lien, but not yet due and payable, which have been prorated between the parties and will be paid, in full, by the GRANTEE, when due.

2. Subject to a private sewer line easement for the benefit of the above described properties filed for record as instrument #20030731-0108900, Register's Office for Davidson County, Tennessee

3. Subject to a TVA Transmission Line Easement, 100 feet in width to the United States of America crossing a part of the properties described above.

4. Subject to a water line easement and drainage easement to Madison Suburban Utility District filed for record as instrument #20021028-0131675, Register's Office for Davidson County, Tennessee.

And, the GRANTOR, further covenants and binds herself, her heirs and representatives to warrant and forever defend the title to the said land unto the said GRANTEE, her heirs and assigns, against the lawful claims of all persons whomsoever.

JOINDER OF SPOUSE: Ronnie L. Filson, husband of Jerry Anne Filson, joins in this conveyance to convey any and all right, title or interest which he may have in the said properties, marital or otherwise, and includes his homestead interest.

WITNESS our hands on the day and date last acknowledged below.

Jerry Anne Filson

JERRY ANNE FILSON

Ronnie L. Filson

RONNIE L. FILSON

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, RONNIE L. FILSON and JERRY ANNE FILSON, 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 this the 20th day of July, 2006.



NOTARY PUBLIC

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value, whichever is greater, for this transfer is $1,000,000.00.

Affiant

Sworn to and subscribed before me, this the 20th day of July, 2006.

NOTARY PUBLIC

