IX

This instrument prepared by:
First American Title Insurance Company
Attorney at Law
100 Mallard Creek Road, Suite 400
Louisville, Kentucky 40207
(502)315-1650

Davidson County DEEDWARR
Recvd: 11/08/06 10:04 4 pgs
Fees:23.00 Taxes:666.00
20061108-0138883

File No.: **2087-1345468**

WARRANTY DEED

1st

THIS INDENTURE, made and entered into this **Thirteenth day of October, 2006**, by and between **Bessie Virginia Hudson, a widower**, party of the first part, and **Roger E. Warrick and Lynn M. Warrick, husband and wife**, party of the second part,

WITNESSETH: That for and in consideration of Ten Dollars ($10.00), 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 the City of **Nashville**, County of **Davidson**, State of **Tennessee**, to wit:

Being Lot No. 30 on the Plan of Charlotte Park, Section 26, as of record in Book 3700, page 91, Register's Office for said County, to which plan reference is here made for a more complete description; and

Subject to restrictive covenants of record in Book 4065, page 67 Register's for Davidson County, Tennessee; Owner's Certificate, a 30 foot minimum building setback line from Upton Lane, a 10 foot easement for a public utility purposes and draining along the witness line of said lot and a 2-1/2 x 30 foot utility anchor easement located on the southeasterly from corner of said lot as shown on plan of record in Book 3700, page 91; Register's Office for Davidson County, Tennessee; and

BEING the same property conveyed to Richard M. Hudson and Lena W. Hudson, husband and wife, by Deed dated October 12, 1966 and recorded October 19, 1966, of record in Book 4069, Page 559; and

Thereafter; Lena W. Hudson departed this life on November 29, 1988 and all of her right title and interest in and to the subject property was conveyed to her remaining spouse, Richard M. Hudson; and

Thereafter conveyed to Richard M. Hudson and wife Bessie Virginia Hudson by Quit Claim Deed dated March 6, 1995 and recorded March 10, 1995, of record in Book 9616, Page 453 in the Office of the Register of Deeds of Davidson County, Tennessee; which is now vested in the name of Bessie Virginia Hudson, by reason of the death of Richard M. Hudson, on October 30, 2000.

Being the same property conveyed to party of the first part, herein shown in:
Book , Page No.: or Instrument No.: in said Register's office.

BVH

This conveyance is made subject to:
1) Taxes which have been assumed by Grantee; 2) All restrictions of record; 3) All easements of records; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable governmental and zoning regulations.

Parcel ID # **10207012200**

Improved OR

x Unimproved property located at: **6652 Upton Lane, Nashville, Tennessee 37209-4378**

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

The said party of the first part does hereby covenant with the said party of the second part that he/she is lawfully seized in fee simple of the aforedescribed real estate; that he/she has good right to sell and convey the same; that the same is unencumbered, EXCEPT as set forth herein, and that the title and quiet possession thereto he/she warrants and forever defends 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 party of the first part on the day and year first above written.

Bessie Virginia Hudson

STATE OF **Tennessee**

COUNTY OF **Davidson**

Before me, a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **Bessie Virginia Hudson, a widower** 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 as **their** free Act and Deed.

Witness my hand and Notarial Seal this **Thirteenth day of October, 2006.**

Notary Public

My Commission Expires ~~My Commission Exp. July 19, 2008~~

STATE OF TENNESSEE NOTARY PUBLIC

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Owner's Name: **Roger E. Warrick and Lynn M. Warrick**

and Address: **6652 Upton Lane**
Nashville, TN 37209-4378

Mail tax bills to, (Person or Agency responsible for payment of taxes)
Advent Mortgage
305 North Hurstbourne Lane
Louisville, KY 40222

I, or we, hereby swear and affirm that, to the best of the affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$180,000.00** which amount is equal or greater than the amount which the property transferred would command at a fair and voluntary sale.

Roger E. Warrick Lynn M. Warrick
Affiant

Subscribed and sworn to before me this **Thirteenth day of October, 2006.**

Eric Stewart
Notary Public Eric Stewart

My Commission Expires: My Commission Exp. July 19, 2008

ERIC STEWART
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

Prepared By:
First American Title Insurance Company

Shawn R. Freibert
100 Mallard Creek Rd., Suite 400
Louisville, Kentucky 40207
502.315.1650

EXHIBIT "A"

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REW
LMW