STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $256,099.20.

Brenda Vick
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 9th DAY OF November, 2006.

Tammy Brown
Notary Public
MY COMMISSION EXPIRES 1-22-2010
File No. G6-1196D

TAMMY BROWN STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

Davidson County DEEDWARR
Recvd: 11/20/06 09:29 2 pgs
Fees:13.00 Taxes:947.57
20061120-0143497

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Michael L. Shular (NAME)	Same as New Owner (NAME)	49-145
122 Gay Street (STREET ADDRESS	(STREET ADDRESS)	
Dandridge TN 37725 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBYACKNOWLEDGED, WE, **Marie Hudson, unmarried**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Michael L. Shular, a married man** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

Land in the Twelfth(12th) Civil District of Davidson County, Tennessee, and being Parcel No. 145, Map 49, Property Maps & Records System, Davidson County, Tennessee, and being more particularly described as follows:

Beginning at a point in the center of Ewing Road, now Knight Drive, being the northeast corner of the Henry D. Knight Land; thence following the center of the Ewing Road southerly 467.5 poles to a point; thence westerly 1364 poles to a point, Williams line; thence northerly 464 poles to a point, Meadows line; thence following Meadows Line easterly 1514 poles to the point of beginning; however expressly excluded from this description is a tract containing 1.96 acres located in the northeasterly corner of this tract, which measures 185 feet on Knight Road, and runs back between parallel lines 472 feet to iron pins.

The tract herein conveyed contains 13.44 acres, more or less.

Being the same property conveyed to Marie Hudson, by Deed from Donald Reed Hudson, dated March 3, 1981, of Record in Book 5718, Page 628, Register's Office for Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record.
The 2006 taxes have been paid by the Grantor and have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

unimproved ( )
This is improved (XX) property, known as 3484 Knight Drive, Whites Creek, TN 37189.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever, and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out, and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this 9th day of November, 2006.

X Marie Hudson

Marie Hudson

STATE OF TENNESSEE

COUNTY OF Davidson }

Personally appeared before me, the undersigned , a Notary Public in and for said County and State, the within named Marie Hudson, unmarried, the bargainor(s), with whom Iampersonally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 9th day of November, 2006.

My Commission Expires: 3/20/10

MICHAEL T MOSER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.ASSOCIATES.PLLC.
P.O.BOX 663
GALLATIN, TN 37066