WARRANTY DEED

Davidson County DEEDWARR
Recvd: 03/05/07 09:54 3 pgs
Fees:18.00 Taxes:506.90

20070305-0026509

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATON OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$137,000.00**

Patricia R. Parker
AFFIANT

SUBSCRIBED AND SWORN BEFORE ME, THIS THE **2ND DAY OF MARCH, 2007.**

NOTARY PUBLIC T. GARRISON

STATE OF TENNESSEE NOTARY PUBLIC EXPIRES MARCH 03, 2010 ROBERTSON COUNTY

MY COMMISION EXPIRES
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Creative Title and Escrow, LLC
1994 Gallatin Road North, Suite 202, Madison, TN 37115

Address New Owner(s) As Follows:	***Send Tax Bills To:***	Map and Parcel Number:
Faye L. Hudson	**SAME**	**50-14-0-191.00**
3212 Cynthia Lane		
Nashville, TN 37207		

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 HEREBY ACKNOWLEDGED, WE,

Robert C. Lockridge, Jr. and wife, Carol A. Lockridge

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO,

Faye L. Hudson, a single woman,

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN PARCEL OR TRACT OF LAND IN **Davidson** COUNTY, STATE OF **Tennessee,** DESCRIBED AS FOLLOWS, TO-WIT:

See attached legal Exhibit "A"

This conveyance is made subject to such limitations, restrictions and encumbrances of record as may affect the premises, including but not limited to the following:

City and or County taxes for the year 2007 and subsequent years a lien but not yet due and payable.

All Easements, Restrictive Covenants and Conditions, and other matters of record, including all items set out on any applicable plat of record.

NO COVERAGE IS AFFORDED AS TO THE EXACT AMOUNT OF ACREAGE OR SQUARE FOOTAGE CONTAINED WTIHIN THE PROPERTY HEREIN DESCRIBED.

All matters on the Plan of Record in Plat Book 3300, page 5, said Register's Office, including any and all revisions, corrections and/or amendments thereto of record.

(X) Improved
This ( ) Unimproved property is known as: **3212 Cynthia Lane**
Nashville, TN 37207

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 not 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 ever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever 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 hand this **2nd day of March, 2007.**

Robert C. Lockridge, Jr. **Carol A. Lockridge**

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Robert C. Lockridge, Jr. and Carol A. Lockridge**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Madison, TN

This 2nd day of March, 2007.

T. GARRISON STATE OF TENNESSEE NOTARY PUBLIC EXPIRES MARCH 03 2010 ROBERTSON COUNTY

Notary Public

My Commission Expires: _____

Exhibit "A"

BEING Lot No. 284, Section Two, PARKWOOD ESTATES, as shown by plat of record in Plat Book 3300, page 5, of the Register's Office of Davidson County, Tennessee.

Said Lot No. 284 fronts 75 feet on the easterly side of Cynthia Lane and extends back 135.2 feet on the northerly line and 135 feet on the southerly line to a broken line measuring 75 feet thereon.

Being the same property conveyed to Robert C. Lockridge, Jr. and wife, Carol A. Lockridge, by Warranty Deed from Ashton G. Sanders and wife, Evelyn B. Sanders, dated August 17, 1992, in Book 8705, page 686, Register's Office for Davidson County, Tennessee.