Davidson County DEEDWARR
Recvd: 04/10/07 13:35 2 pgs
Fees:13.00 Taxes:37.00

20070410-0042677

**Prepared by:**
**Reli, Inc.**
**105 Westpark Drive Suite 420**
**Brentwood, TN 37027**

**STATE OF TENNESSEE**
**COUNTY OF WILLIAMSON**
**The actual consideration or value, whichever is greater, for this transfer is $10,000.00**

MARK BLAYNEY LEEDOM NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

**Affiant**

**Subscribed and sworn to before me, this 4th day of April, 2007.**

**Notary Public**
**My commission expires:** 9/9/09

| **Address of New Owner:** | **Send Tax Bills to:** | **Tax Information** |
|---|---|---|
| Leigh Anne Hudgens | New Owner | 058-00-0-159.00 |
| Pewitt Road | 2642 Deathorse St. | 058-00-0-161.00 |
| Nashville, TN 37218 | LaVergne, TN 37086 | 059-00-0-025.00 |
| | | 059-00-0-026.00 |
| | | 059-00-0-027.00 |

## WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, RAYMOND D. KIRBY, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to LEIGH ANNE HUDGENS, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

TRACT ONE: Land in Davidson County, Tennessee, being Lot No. 5 and the easterly 50 feet of the southerly 110 feet of Lot No. 4 on the Plan of the Harriett Vester Tract of record in Book 161, Page 109, Register's Office for said County, being more particularly described as follows:

Said Lot No. 5 fronts 86-1/2 feet on the northerly side of Vester Lane and runs back 490 feet on the westerly line and 530 feet on the easterly line to a dead line, measuring 104.8 feet thereon.

Said part of Lot No. 4 fronts 50 feet on the northerly side of Vester Lane and runs back between parallel lines 110 feet to a dead line.

BEING the same property conveyed to Raymond D. Kirby by deed from Clifford H. Crossland, Jr. et ux, by deed dated 4/10/59 of record in Book 2884, Page 447, Register's Office for Davidson County, Tennessee.

TRACT TWO: Land in Davidson County, Tennessee, being Lots Nos. 7, 8 and 9 on the Plan of Harriett Vester Tract of record in Book 161, Page 109, Register's Office for said County, being more particularly described as follows:

Said Lots 7, 8 and 9 front together 259-1/2 feet on the northerly side of Vester Lane and run back 570 feet on the westerly line and 730-1/2 feet on the easterly line to a dead line, measuring 314.4 feet thereon.

INCLUDED IN THE ABOVE DESCRIPTION BUT SPECIFICALLY EXCLUDED FROM THIS CONVEYANCE is that portion of the above-described property conveyed to Andrew C. Wilson and wife, Blanche Wilson, of record in Book 3308, Page 339, Register's Office for said County.

BEING the same property conveyed to Raymond D. Kirby by deed from Stella Kirby Whitsett et al., dated 8/29/78 of record in Book 5346, Page 894, Register's Office for Davidson County, Tennessee.

TRACT THREE: Land in Davidson County, Tennessee, being the southerly 200 feet of Lot No. 9 on the Plan of Harriett Vester Tract, of record in Book 161, Page 109, Register's Office for said County, being more particularly described as follows:

Said part of Lot No. 9 fronts 86-1/2 feet on the northerly side of Vester Lane and extends back between parallel lines 200 feet to a dead line, measuring 86-1/2 feet, more or less, thereon.

BEING the same property conveyed to Raymond D. Kirby by deed from Andrew C. Wilson and wife, Blanche Wilson, dated 7/29/78 of record in Book 5346, Page 892, Register's Office for Davidson County, Tennessee.

Grantor herein makes oath that the property described herein is neither his personal residence nor the personal residence of his spouse and/or dependents.

Subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record in the Register's Office for Davidson County, Tennessee.

This property is unimproved property located on Pewitt Road, Nashville, TN 37218.

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 4th day of April, 2007.

RAYMOND D. KIRBY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, the within named RAYMOND D. KIRBY, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand at office in Brentwood, TN, this 4th day of April, 2007.

Notary Public

My Commission expires: 9/8/09

MARK BLAYNEY LEEDOM
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.