Davidson County DEEDWARR
Recvd: 04/10/07 13:36 2 pgs
Fees:13.00 Taxes:74.00

20070410-0042678

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 $20,000.00

Affiant

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

MARK BLAYNEY LEEDOM NOTARY PUBLIC AT LARGE DAVIDSON CO

Notary Public
My commission expires:

Address of New Owner:	Send Tax Bills to:	Tax Information
Leigh Anne Hudgens 829 & 831 Cherokee Avenue Nashville, TN 37207	New Owner 2012 Weatherford St. LaVergne, TN 37086	71-12-0-090.00 71-12-0-092.00

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:

LAND in Davidson County, Tennessee, being the northerly part of the easterly half of Lot 25 and the northerly part of the westerly half of Lot 27 on the Plan of Walnut Grove Subdivision of Lot No. 5 of the Stull Tract of record in Book 332, Page 34, Register's Office for said County, and being more particularly described as follows:

BEGINNING at a point on the northerly margin of Cherokee Avenue, said point being the SE corner of the herein described property; thence northerly 150 feet to a point; thence westerly 5 feet to a point; thence northerly 157 feet to a point; thence westerly 99.5 feet to a point; thence southerly 150 feet to a point in the northerly margin of Cherokee Avenue; thence eastwardly along the said northerly margin of Cherokee Avenue 54.5 feet to the BEGINNING.

BEING the same property conveyed to Raymond D. Kirby by deed from Margie L. Williams, Executrix of the Estate of Walter B. Williams dated 7/31/79 of record in Book 5474, Page 140, 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 improved property known as 829 and 831 Cherokee Avenue, 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, 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

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

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.