PAMELA A. PHILLIPS
Notary Public At Large
DAVIDSON COUNTY, TENN.
My Commission Expires January 26, 2008

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSACTION IS $150,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 31st DAY OF May, 2007.

NOTARY PUBLIC

COMMISSION EXPIRES: 01/26/2008

Warranty Deed

THIS INSTRUMENT PREPARED BY AND RETURN TO:

LIMESTONE TITLE & ESCROW, LLC

P.O. Box 1800
SPRING HILL, TN 37174

Davidson County DEEDWARR
Recvd: 06/01/07 15:34 2 pgs
Fees:13.00 Taxes:555.00
20070601-0065438

Address of New Owner:	Send Tax Bills To:	Map-Parcel Number
Clinton E. Canal 5368 Village Way Nashville TN 37211	Regions Bank 2050 Parkway Office Circle Birmingham, AL 35244	161-10-A-33.00C0

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged Jewell Hudgen, unmarried hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to Clinton E. Canal, unmarried hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 52 on Phase One, Villages of Brentwood, as of record in Book 5200, page 613, said Register's Office, to which reference is hereby made for a more complete description.

Being the same property conveyed to Jewell Hudgen, unmarried by deed from Duane A. Judd, unmarried of record in Instrument 200109060096643, said Register's Office, dated August 29, 2001.

This conveyance is made subject to the following: 1) Taxes for the year 2007, a lien, not yet due & payable. 2) All matters shown on the Plan of record in Book 5200, page 613, said Register's Office. 3) Restrictive Covenants of record in Book 6143, page 11, Book 6398, page 495, Book 6852, page 497, Book 7207, page 251, Book 7834, page 676 and Book 8507, page 831 and Book 11526, page 579, Instrument No.20000606-0056066, said Register's Office. 4) Easement for Sanitary Sewer and/or Storm Drainage of record in Book 6730, page 508, said Register's Office. 5) Easement Agreement of record in Book 5753, page 913, said Register's Office. 6) Easement for overhead and underground Utility Lines of record in Book 6334, page 980, said Register's Office. 7) Easement for Water and Sewage as may affect subject property in Book 6897, page 116, said Register's Office. 8) Easement for TVA Lines of record in Book 2335, pages 221 and 222, said Register's Office. 9) Charter of record in Book 6158, page 342, said Register's Office.

This property is improved property known as 5368 Village Way, Nashville, Tennessee 37211

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), 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 31 day of May, 2007.

Jewell Hudgen

STATE OF TENNESSEE
COUNTY OF MAURY

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jewell Hudgen, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Spring Hill, Tennessee, this 31st day of May, 2007.

Reba C. Butler
Notary Public

FILE NO: 2007050011

REBA C BUTLER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires
April 4, 2011