WARRANTY DEED

GRANTEE, PURSUANT TRANSFER TAX $700,00 00

Maitland S. Ashley
Affiant

Subscribed and sworn to before me this 25th DAY OF May, 2007.

Notary Public

MY COMMISSION EXPIRES: 3-25-08

(AFFIX SEAL)

G-FSBO-07-2121-8

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Burnita C. Hudgins	Martha H. Truell (NAME)	
2121 Fairfax Avenue, #8	1326 Trenton Lane (ADDRESS)	104-11-D-8-CO
Nashville, TN 37212 (CITY) (STATE) (ZIP)	Franklin TN 37067 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we MAITLAND S. ASHLEY, UNMARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto BURNITA C. HUDGINS, ~~MARRIED~~ *unmarried MARTHA TRUELL, MARRIED, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit 8, THE COLUMNS Condominiums, as established under Master Deed of record in Book 6182, Page 943, re-recorded in Book 6922, Page 364, in the Register's Office, Davidson County, Tennessee, to which master deed reference is hereby made for a more particular description of said unit.

Being the same property conveyed to Maitland S. Ashley, unmarried by Warranty Deed from Daniel A. Edwards, married and Amy Edwards recorded on the 14th day of November, 2001 in Instrument No. 20011114-0124907, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to a) 2007 Property Taxes; b) instruments of record in Book 6182, Page 943; Book 6922, Page 364; Book 6195, Page 439; said Register's Office; and c) any and all existing easements and restrictions as shown of record not stated herein.

unimproved ( )
This is improved (X) property, known as 2121 Fairfax Avenue, #8, Nashville, Tennessee 37212
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

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; and we do covenant with the said GRANTEE(S) 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 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/our hand(s) this 25th day of May, 2007.

Maitland S. Ashley

Davidson County DEEDWARR
Recvd: 06/04/07 13:44 2 pgs
Fees:13.00 Taxes:592.00

20070604-0066155

STATE of SOUTH CAROLINA

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Maitland S. Ashley, the within named bargainor, with whom I am personally 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 the 25th day of May, 2007.

Notary Public

My Commission Expires: 3-25-08

CHANTELLE D. ACKERMAN NOTARY PUBLIC SOUTH CAROLINA (SEAL)

RETURN TO:
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212
Phone: (615)383-2903

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater for this transaction is $160,000.00.

Subscribed and sworn to before me, this the 25th day of May 2007.

Affiant

Notary Public

My Commission Expires: 7/24/10

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.