Davidson County DEEDWARR
Recvd: 07/02/07 11:04 2 pgs
Fees:13.00 Taxes:1535.50
20070702-0078535

STATE OF TENNESSEE
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $415,000.00.

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 29th day of June, 2007.

Notary Public

My Commission Expires: 11/22/08

ELAINE PHELPS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires November 22, 2008

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

Sidwell & Barrett, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:
Brian Hudson & Katherine Hudson

3525 Pleasant Valley Rd.
Nashville, Tennessee 37204

SEND TAX BILLS TO:
XXXXXXXXXXXXX
FIRST HORIZON HOME LOAN CORPORATION
D/B/A FIRST TENNESSEE HOME LOANS
P. O. BOX 7481
SPRINGFIELD, OH 45501

MAP-PARCEL NUMBERS:

118.14-0-126

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Matthew D. Hutcheson, married hereinafter referred to as Grantors, hereby transfers and conveys to Brian Scott Hudson and wife, Katherine Cole Hudson, hereinafter referred to as Grantees, their heirs 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 Lot No. 52 on the Map of Longview Manor, Sections 1 & 2, of record in Book 1424, Page 127, Register's Office for said County.

Said Lot 52 fronts 10 feet on the westerly side of Pleasant Valley Road and runs back between lines, 176.5 feet on the northerly line and 166 feet on the southerly line to a dead line in the rear on which it measures 115.4 feet.

Being the same property conveyed to Matthew D. Hutcheson by Warranty Deed from Kerry Foth, unmarried of record in Instrument No. 20040519-0058607, Register's Office for Davidson County, Tennessee dated April 23, 2004.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to all matters as set forth per Plat Book 1424, Page 127, Register's Office of said County.

Easement of record in Book 10798, Page 436, said Register's Office.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

County and/or City taxes for the year 2007, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorata share thereof to GRANTEES who will be responsible for payment of said taxes.

This is improved property known as 3525 Pleasant Valley Rd., Nashville, TN 37204.

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 I do covenant with the said **GRANTEES** that I am 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 I do further covenant and bind myself, my heirs and representatives, to warrant and forever 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 29th day of June, 2007.

Matthew D. Hutcheson

Karen L. Hutcheson*

*Karen L. Hutcheson wife of Matthew D. Hutcheson joins in this instrument to convey any and all interest she has in said property.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for the State and County aforesaid, Matthew D. Hutcheson and Karen L. Hutcheson, with whom I am personally acquainted, and who acknowledged the execution of the within instrument for the purpose therein contained on this 6/29/2007.

Witness my hand and official seal this 29th day of June, 2007.

Notary Public

My Commission Expires: 5-18-10

KIMBERLY D. HICKS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.
My Commission Expires MAY 18 2010