This Instrument Prepared By:
Gibson, Gregory & Gwyn, PLLC
401 Church Street, Suite 2220
Nashville Tennessee 37219

ADDRESS NEW OWNER:

Jennifer C. Baucum
2842 Woodlawn Drive
Nashville, TN 37215

SEND TAX BILL:

Mortgagee

Davidson County DEEDWARR
Recvd: 07/31/07 08:47 2 pgs
Fees:13.00 Taxes:1017.50
20070731-0090503

MORTGAGEE:
Regions Bank d/b/a Regions Mortgage
2050 Parkway Office Circle
Birmingham, AL 35244

MAP AND PARCEL:
104-14-0-F-003CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the Grantees named herein, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Brian Hudson and wife, Katy Hudson**, ("Grantor"), has bargained and sold, and by these presents does transfer and convey unto **Jennifer C. Baucum**, **unmarried** ("Grantee"), her heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee (the "Property"), described as follows, to wit:

> A certain condominium apartment in Davidson County, Tennessee, described as Unit 3, Woodlawn Court Condominium, a Condominium, a Horizontal Property Regime, located on Woodlawn Drive, Davidson County, Tennessee, as shown on the Plat of Woodlawn Court Condominiums of record in Plat Book 6900, pages 862 and 863, and described in Master Deed of record in Book 7792, page 360, Register's Office for Davidson County, Tennessee, to which reference is hereby made.
>
> Being the same property conveyed to BRIAN HUDSON AND WIFE, KATY HUDSON, by deed from JUDITH E. HANKINS, UNMARRIED, of record as Instrument No. 20021210-0151962, dated November 27, 2002, said Register's Office.
>
> This conveyance is made subject to the real estate taxes for the current year, which have been prorated and assumed by Grantee, and such limitations and restrictions and easements as may affect the premises.

This is improved property known as 2842 Woodlawn Drive, Nashville, TN 37215.

TO HAVE AND TO HOLD the Property, with the appurtenances, estate, title and interest thereto belonging to Grantee, her heirs, successors and assigns, forever; and Grantor, does covenant with Grantee that they are lawfully seized and possessed of the Property in fee simple, have a good right to convey it, and the same is unencumbered unless otherwise herein set out; and Grantor does further covenant and bind themselves, their heirs, assigns and representatives, to warrant

and forever defend the title to the Property to Grantee, her heirs, successors and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness its hand this 27th day of July, 2007.

Brian Hudson

Katy Hudson

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, of the state and county aforesaid, personally appeared Brian Hudson and Katy Hudson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes contained therein.

Witness my hand and official seal this 27th day of July, 2007.

Notary Public

My Commission Expires: 1/24/09

CATHERINE H. GWYN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires January 24, 2009

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $275,000.00.

AFFIANT

Subscribed and sworn to before me
this 27th day of July, 2007.

NOTARY PUBLIC

My Commission Expires 03/21/2009

My Commission Expires: _____

Fran Y. Oroson
State of Tennessee Notary Public
Davidson County