This Instrument Prepared By AND Return to:
Elite Title Company, LLC
109 West Park Drive, Suite 350
Brentwood, TN 37027
File No. 6080003

Davidson County DEEDWARR
Recvd: 02/19/08 09:24 2 pgs
Fees:13.00 Taxes:518.00
20080219-0015553

Send Tax Bills To:
NEW OWNER

New Owner is:
Anna Carol Hudson
3815 Plantation Drive
Hermitage, TN 37076

MAP & PARCEL: 074-12-0-091.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **Christopher M. Mason and wife, Bethany L. Mason**, hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Anna Carol Hudson**, unmarried, hereinafter referred to as Grantee, its heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

A certain tract or parcel of located in Davidson County, Tennessee, described as follows to-wit:

Being Lot No. 519, as shown on the map entitled Hermitage Hills, Section Five, of record in Plat Book 3300, page 1 and 2, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Christopher M. Mason and Bethany L. Mason from Barry P. Smith, married, by deed dated 05/15/06 and recorded in Inst. No. 20060619-0073125, said Register's Office.

This conveyance is made subject to any and all zoning regulations, building restrictions, setback lines, if any, easements and rights for public utilities applicable to this property. Taxes for the current year have been prorated and are assumed by the Grantee(s) herein.

Improved property known as: **3815 Plantation Drive, Hermitage, TN 37076**

Sellers Initials

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and that same is unencumbered, except for the taxes for the current year and which have been prorated and assumed by the Grantee.

Return to:
Rudy Title & Escrow
2012 21st Ave. South
Nashville, TN 37212

The Grantor does further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this the 15th day of February, 2008.

GRANTOR(S):

CHRISTOPHER M. MASON

BETHANY L. MASON

ACKNOWLEDGEMENT

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **CHRISTOPHER M. MASON AND WIFE, BETHANY L. MASON**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the this the 15th day of February, 2008.

PEGGY S. HILL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TN My Commission Expires July 25, 2009

NOTARY PUBLIC
My Commission Expires: 07-25-09

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is **$140,000.00**.

AFFIANT

PEGGY S. HILL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires July 25, 2009

SWORN TO and subscribed before me this the 15th day of Feb., 2008.

NOTARY PUBLIC
My commission expires: 07-25-09