Return: McCann & Hubbard
1804 Williamson Ct., Ste. 201
Brentwood, TN 37027
615-377-3319

# WARRANTY DEED

Davidson County DEEDWARR
Recvd: 02/21/08 11:04 2 pgs
Fees:13.00 Taxes:414.40
20080221-0016975

PATRICIA A. GREER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 112,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF February 2008

Patricia A Greer
Notary Public

MY COMMISSION EXPIRES: 1/24/09
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Key Title & Escrow Services, 215 Jamestown Park Rd. #204, Brentwood, Tn 37027

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Ronald T. Hudson (NAME) | New Owner (NAME) | 150-02-0-520.00 |
| 725 Lake Terrace Drive (ADDRESS) | (ADDRESS) | |
| Nashville, Tn 37217 (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Rosalind D. Robinson, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Ronald T. Hudson, an unmarried man

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 20B, on the Plan of Addition of Lot No. 20 Harbor Gate, Section One of record in Plat Book 8250, page 713, amending Plat Book 6050, page 304, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Rosalind D. Robinson, unmarried by Warranty Deed from York Construction, LLC dated 3/28/97 and recorded 4/1/97 in Book 10399, page 867, Register's Office for Davidson County, Tennessee.

This conveyance is subject to taxes for the year 2008 and subsequent years, and to any and all restrictions and easements which may affect the property and are currently of record.

unimproved ( )
This is improved ( X ) property, known as 725 Lake Terrace Drive, Nashville, Tn 37217
(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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 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 15th day of February, 2008

Rosalind D. Robinson

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Rosalind D. Robinson, unmarried

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 Brentwood, Tennessee, this 15th day of February, 2008.

Commission expires _____

CHARLES A. SULLIVAN, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. My Commission Expires July 5, 2011

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____, a Notary Public within and for the State and County aforesaid, and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, _____.

My commission expires _____

_____
Notary Public