Box 8

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 02/25/08 13:15 2 pgs
Fees:13.00 Taxes:1564.55
20080225-0018190

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 422,850.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd day of February, 2008

Notary Public

MY COMMISSION EXPIRES: 3-20-2010
(AFFIX SEAL)

DEBORAH H. BERRY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
William Dudley	Churchill Mortgage Corp.	Parcel ID:
5708 Stoneway Trail	761 Old Hickory Blvd., Suite 400	10305004300
Nashville, TN 37209	Brentwood, TN 37027	

FOR AND IN 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

Craig A. Webb and wife, Barbara A. Webb

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto
William Dudley and wife, Amani Dudley
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:

Land in Davidson County, Tennessee, being Lot No. 91 on the Plan of Hillwood Park, as of record in Book 3300, Page 27 and 28, Register's Office for Davidson County, Tennessee.

Said Lot No. 91 fronts 178.0 feet on the northwesterly margin of Stoneway Trail and extends back 220.4 feet on the northeasterly line and 229.8 feet on the southwesterly line, to a line in the rear on which it measures 178.1 feet.

Being the same property conveyed to William Andrew Suffridge and Laura Belle Suffridge Trustees of the William Andrew Suffridge and Laura Belle Suffridge Trust by Quitlcaim Deed from William Andrew Suffridge and wife, Laura Belle Suffridge, of record in Book 11353, page 221, dated February 19, 1999, Register's Office for said County. The said Laura Belle Suffridge is now deceased. Being the same property conveyed to Craig A. Webb and wife, Barbara A. Webb by deed from Henry Webb and Patricia Webb, Co-Trustees of the William Andrew Suffridge and Laura Belle Suffridge Trust, of record in Instrument 20060622-0074601, dated June 21, 2006, Register's Office for said County.

This conveyance is subject to: (1) 2007 county taxes, which have been prorated and assumed by the Grantees, and (2) all matters appearing on the plan of record in Book 3300, pages 27 and 28, said Register's Office, which plan shows a 40 foot minimum building setback line from Stoneway Trail and a 10 foot easement for public utility purposes along the rear lot line(s), and (3) Easement for sanitary sewers and/or storm drainage to the Metropolitan Government of Nashville and Davidosn County, Tennessee, by instrument of record in Book 4298, page 782, said Register's Office.

This conveyance is subject to Restrictive Covenants of record in Book 3312, page 104, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 5708 Stoneway Trail, Nashville, TN 37209

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 our hands this 22nd day of February, 2008.

Craig A. Webb

Barbara A. Webb

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Craig A. Webb and Barbara A. Webb, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 22nd day of February, 2008.

My Commission Expires: 3/7/11

Notary Public

