Davidson County DEEDWARR
Recvd: 02/29/08 10:53 2 pgs
Fees:13.00 Taxes:234.95
20080229-0020089

WARRANTY DEED

ZANA C. PETTY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 63,500.00

X Howard E. Hudgins
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th day of February, 2008

Notary Public:

MY COMMISSION EXPIRES: 11-22-10
(AFFIX SEAL)

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:
Howard E. Hudgins	NEW OWNER	Parcel ID:
6604 Fox Hollow Road		09213009800
Nashville, TN 37205		

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

Carolyn Keith and Gary Keith, Co-Administrators of the Estate of Addie Elizabeth Goodman

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Howard E. Hudgins, unmarried

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. 5 of Block 6 on the Map of Charlotte Park Company's Second Addition, as of record in Book 57, pages 160 and 161, Register's Office for Davidson County, Tennessee.

Said lot fronts 50 feet on the north side of Park Avenue and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to Eli L. Goodman and wife, Addie Elizabeth Goodman, by deed from R.O. Mallernee and wife, Julie L. Mallernee, of record in Book 1557, page 298, said Register's Office. The said Addie Elizabeth Goodman now being deceased. The said Eli L. Goodman having predeceased Addie Elizabeth Goodman. The Grantors herein execute this instrument as Co-Administrators of the Estate of Addie Elizabeth Goodman pursuant to the authority granted by Will of the Decedent of record in Probate Court of Davidson County, Tennessee, File No. 07P-1307.

This conveyance is made subject to: (1) 2008 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Book 57, Page 160 and 161, 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 3320 Park Avenue, 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 27th day of February, 2008.

Carolyn Keith
Carolyn Keith

Gary Keith
Gary Keith

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 Carolyn Keith and Gary Keith, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they are the Co-Administrators of the Estate of Addie Elizabeth Goodman and as such Co-Administrators are authorized to execute this instrument on behalf of the Estate.

Witness my hand and official seal this 27th day of February, 2008.

My Commission Expires: 11-22-10

Notary Public

