This Instrument prepared by
and after recording return to:
Abigale L. Pierce, Esq.
Lassiter, Tidwell, Davis, Keller & Hogan, PLLC
150 Fourth Avenue North
One Nashville Place, Suite 1850
Nashville, Tennessee 37219

Davidson County DEEDWARR
Recvd: 08/25/08 10:16 3 pg
Fees:18.00 Taxes:185.00
20080825-0087040

WARRANTY DEED

Address of new owner as follows:
Randal L. Martin and wife,
Suzanne Martin
3496 Knight Road
Whites Creek, TN 37189

Send tax bills to:
Same

Map-Parcel No.
049-00-0-304

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Know all men by these presents that, **James Matthew Hudson,** an unmarried person, and **Elise Anne Hudson**, an unmarried person (hereinafter called the "Grantors"), for and in consideration of the sum of Ten Dollars ($10.00) cash, in hand paid, and other good and valuable consideration paid to the Grantors, by **Randal L. Martin and wife, Suzanne Martin** (hereinafter collectively called the "Grantees"), the receipt and sufficiency of which is hereby acknowledged, has GRANTED, SOLD AND CONVEYED, and by these presents does GRANT, SELL AND CONVEY, unto the Grantees, that certain tract or parcel of real property situated in Davidson County, Tennessee, described below together with all and singular the rights, benefits, privileges, easements, tenements and appurtenances pertaining thereto, including any right, title and interest of the Grantors in and to adjacent streets, roads, alleys, improvements, buildings and fixtures located thereon (said land, together with such rights, benefits, privileges, tenements and appurtenances, and improvements, buildings and fixtures being hereinafter collectively called the "Property"):

Land in the Twelfth (12th) Civil District of Davidson County, Tennessee, pursuant to Subdivision No. 81-16-G, Jim Hudson Subdivision, dated March 2, 1981 of record in Plat Book 5190, Page 495, Register's Office for Davidson County, Tennessee and being more particularly described as follows:

Beginning at a concrete monument in the westerly margin of Knight Road; thence with said margin of said Road south 6° west 185 feet to a concrete monument; thence south 84.45° west 472 feet to an iron pin; thence north 6° east 185 feet to an iron pin in the property line of Charles F. Mager; thence with property line north 84° 45' east 472 feet to the point of beginning, containing 1.96 acres, more or less.

Being the same property conveyed to JAMES F. HUDSON, by deed from DONALD REED HUDSON, of record in Book 5718, page 625, dated March 3, 1981, as corrected in Book 5734, page 475, dated April 16, 1981, said Register's Office. And being further conveyed to Susan I. Hudson, by Quitclaim Deed from James F. Hudson, of record in Book 6790, page 430, dated February 4, 1986, said Register's Office. The said Susan I. Hudson having since died intestate leaving the said property to her Heirs at Law. The Decedent's children, James

Matthew Hudson and Elise Anne Hudson, are the only heirs of the Decedent by virtue of the laws of the State of Tennessee regarding descent and distribution, as reflected in that certain Heirship Affidavit and Indemnity Agreement of record in Instrument Number 20080815-0083994 in the Register's Office of Davidson County, Tennessee.

This is improved property commonly known as: **3496 Knight Road, Whites Creek, Tennessee 37189**.

TO HAVE AND TO HOLD the Property, together with all and singular the rights and appurtenances thereto in anywise belonging, as aforesaid, unto the Grantees and their heirs, successors and assigns, forever; provided, however, this conveyance is expressly subject to the following matters: (i) Davidson County taxes for 2008, a lien, but not yet due and payable, (ii) Matters shown on the Plan of record in Plat Book 5190, page 495, said Register's Office, and (iii) all matters that would be revealed by an accurate survey of the Property.

The Grantors, for themselves and their heirs, successors and assigns covenant with the Grantees that the Grantors are lawfully seized of a good, absolute and indivisible estate in fee simple to the Property; that the Grantors have good right and lawful authority to sell and convey the Property; that the Grantors have committed no act to encumber the Property; and that the Grantees shall have quiet possession of the Property; and the Grantors do hereby bind themselves and their heirs, successors and assigns, to WARRANT AND FOREVER DEFEND all and singular the Property unto the Grantees and their heirs, successors and assigns, against the lawful claims of all persons claiming by, through or under the Grantors and any other person.

IN WITNESS WHEREOF, this Warranty Deed is executed by the Grantor as of the 13th day of August, 2008.

James Matthew Hudson

James Matthew Hudson

James Hudson ATTORNEY IN FACT

Elise Anne Hudson
By: James Matthew Hudson, Attorney in Fact

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State **James Matthew Hudson** the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 13th day of August, 2008.

ABIGALE L. PIERCE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires SEPT. 25, 2010

Abigale L. Pierce
Notary Public
My commission expires: 9-25-2010

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

On this the 13th day of August, 2008, before me personally appeared **James Matthew Hudson** to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of **Elise Anne Hudson** acknowledged that such person executed the same as the free act and deed of Elise Anne Hudson.

Abigale L. Pierce
Notary Public
My commission expires: 9-25-2010

ABIGALE L. PIERCE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires SEPT. 25, 2010

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value for this transfer of property, whichever is greater is $50,000.00.

Robert Lee Martin
Affiant

Sworn to and subscribed before me this
13th day of August, 2008.

Abigale L. Pierce
Notary Public
My Commission Expires: 9-25-2010

ABIGALE L. PIERCE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires SEPT. 25, 2010