RETURN TO:
GREATER NASHVILLE
TITLE & CLOSING CO.
200 MADISON STREET
MADISON, TN 37115

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 125,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
17th DAY OF April, 2009

Notary Public

MY COMMISSION EXPIRES: March 20, 2010
(AFFIX SEAL)

DEANIE L. GREGORY
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY

BILL GARRETT, Davidson County
Trans: T20090026375 DEEDWARR
Recvd: 04/22/09 08:47 3 pgs
Fees: 18.00 Taxes: 462.50

20090422-0036302

THIS INSTRUMENT WAS PREPARED BY

Deanie L. Gregory, Attorney-at-Law, 200 Madison Street, Madison, TN 37115

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
William R. Hudgins (NAME)	Suntrust Mortgage, Inc. (NAME)	09609007000
2719 Emery Drive (ADDRESS)	(ADDRESS)	
Nashville, TN 37214 (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, Janice McNeese Individually as to a one-half interest and Janice Marie Ivy McNeese, Devisee Under the Will of Travis L. Ivy, deceased, as to a one-half undivided interest HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO William R. Hudgins

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. 41 on the Plan of Meadowview Acres, Section III, as of record in Book 2083, Page 85, Register's Office for Davidson Coutny, Tennesee and described as follows:

Beginning at a point in the southerly margin of Emery Drive at the corner of Lots 40 and 41; thence with the line between said lots, southerly 275.3 feet to a point; thence easterly 89.4 feet to the westerly margin of Seneca Drive; thence with the margin of the same, northerly 250.8 feet to the beginning of a curve; thence around said curve, northwesterly 39.6 feet to the southerly margin of Emery Drive; thence with the margin of the same westerly 63 feet to the point of beginning.

Being the same property conveyed to Travis L. Ivy, 1/2 undivided interest and Janice McNeese, 1/2 undivided interest from Travis L. Ivy by Quit Claim Deed of record as Instrument Number 20041004-0118977, Register's Office for Davidson County, Tennessee. The said Travis L. Ivy having since died on December 5, 2008. By the Last Will and Testament of said Travis L. Ivy property was devised to his daugther Janice Marie Ivy McNeese.

THIS CONVEYANCE IS MADE SUBJECT TO PROPERTY TAXES FOR THE YEAR 2009 AND SUBSEQUENT YEARS; FURTHER SUBJECT TO the Plan of Meadowview Acres, Section III, of record in Plat Book 2083, Page 85, Register's Office for Davidson County, Tennessee, which shows an owner's certificate, certain notes, easements and building setback lines, if any, as may be set forth thereon; further subject to easement granted to Southern Bell Telephone & Telegraph Company of record in Book 1174, Page 366, easement granted to TVA of record in Book 1729, Page 237,

CONTINUED

unimproved ( )
This is improved (X) property, known as 2719 Emery Drive, Nashville, TN 37214
(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 17th day of April, 2009

Janice McNeese
Individually as to a one-half undivided interest

Janice Marie Ivy McNeese
Devisee under the Last Will and Testament of Travis L. Ivy as to a one-half undivied interest

STATE OF ~~TENNESSEE~~ OKLAHOMA
COUNTY OF ~~DAVIDSON~~ Tulsa
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Janice McNeese a/k/a Janice Marie Ivy McNeese

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 ~~XXXXXXX~~ Oklahoma City, Oklahoma ~~Tennessee~~, this ~~27th~~ 20th day of April, 2009.
XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX Christina D. Smith
Commission expires: 8-16-2009 Notary Public

CHRISTINA D. SMITH
Notary Public in and for the State of Oklahoma
Commission #05007581
My Commission expires 8/16/2009
NOTARY SEAL PUBLIC

STATE OF TENNESSEE
COUNTY OF

Before me, ______, a Notary Public within and for the State and County aforesaid, personally appeared ______ 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

LEGAL DESCRIPTION CONTINUATION

Easements and restrictions of record in Book 2093, Page 85 and restrictions of record in Book 2144, Page 517, Register's Office for Davidson County, Tennessee.

The herein named Janice McNeese is the same person as Janice Marie Ivy McNeese.