Record & Return to:
SMITH • SHOLAR • ASSOCIATES • PLLC
846 Conference Drive, Ste. 4
Goodlettsville, TN 37072

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $38,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF April, 2009.

Notary Public
MY COMMISSION EXPIRES: 8-7-10
File No. G9-7597D

STATE OF TENNESSEE NOTARY PUBLIC
S. RANGE POLIS
COUNTY OF SUMNER

BILL GARRETT, Davidson County
Trans:T20090031900 DEEDWARR
Recvd: 05/14/09 10:31 3 pgs
Fees:18.00 Taxes:142.45
20090514-0044364

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Tony R. Clouse (NAME)	SAME (NAME)	71-7-95
134 Hills Hollow Road (STREET ADDRESS)	(STREET ADDRESS)	
Goodlettsville, TN 37072 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 HEREBYACKNOWLEDGED, WE, **Fift y Forward, Conservator for Colleen M. Hudson aka Barbara C. Hudson**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Tony R. Clouse,** 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:

Tract II:
Land in Davidson County, Tennessee, being the eastern fifty-(50) feet of Lot No. 73 on the plan of J.B. HAYNIE'S ORIENTAL SUBDIVISION, as shown by plat of record in Plat Book 161, Page 26-27, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Said tract fronts fifty (50) feet on the south side of Duke Street and runs back between parallel lies eighty-five (85) feet.

The land herein conveyed consists of the eastern fifty (50) feet of Lots 42 and 73 and fronts fifty (50) feet on the south side of Duke Street and runs back between parallel lines two hundred twenty-five (225 feet to the north side of Prince Street.

BEING the same property conveyed to Rubert E. Hudson and Colleen M. Hudson, husband and wife from Colleen M. Hudson, by Quit Claim Deed dated February 24, 1988, in Book 7476, Page 71, in the Register's Office for Davidson County, Tennessee. The said Rubert E. Hudson having died on May 29, 2001 vesting ownership in said property to Colleen M. Hudson by surviving tenant by the entirety. The said Collen M. Hudson having since died testate October 9, 2006. Pursuant to her Last Will and Testament dated 3/16/04, all property in her estate was conveyed to Senior Citizens, Inc. dba Fifty Forward as Trustee of the Sons of Barbara C. Hudson Supplemental Needs Trust created under said Last Will and Testament. Said Will is filed in the 7th Circuit Court of Davidson COunty, Tennessee on November 20, 2006 as Case #06P1861.

Subject to any and all plats, easements, restrictions, and other matters of record.
The 2008 taxes have been paid by the Grantor and have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 208 Duke Street, Nashville, TN 37207.

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. Whenever 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/our hand(s) this 27th day of April, 2009.

FIFTY FORWARD, CONSERVATOR

By: _____ April 27, 2009
Katie Griffith, Co. of Sr. Support & Cont. Svc Date

FIFTY FORWARD, CONSERVATOR

By: _____ April 27, 2009
Adrienne Lippard, Dir. Of Liv. At Home Svcs. Date

STATE OF Tennessee

COUNTY OF Davidson }

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named Katie Griffith, Co. of Sr. Support & Cont. Svc for Fifty Forward, Conservator, with whom I am personally acquainted, and who acknowledged that he or she executed the within instrument for the purposes therein contained, and who further acknowledged that he or she is the Co. of Sr. Support & Cont. Svc of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 27th day of April, 2009.

My Commission Expires: 3/20/10

_____
Notary Public

Notary Seal present,
but could not be reproduced.

Bill Garrett
Davidson County Register of Deeds

STATE OF Tennessee

COUNTY OF Davidson }

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named Adrienne Lippard, Dir. Of Living at Home Svcs. for Fifty Forward, Conservator, with whom I am personally acquainted, and who acknowledged that he or she executed the within instrument for the purposes therein contained, and who further acknowledged that he or she is the Co. of Sr. Support & Cont. Svc of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 27th day of April, 2009

My Commission Expires: 3/20/10

Notary Public

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.ASSOCIATES.PLLC.
P.O. BOX 663
GALLATIN, TN 37066

Notary Seal present, but could not be reproduced.

Bill Garrett
Davidson County Register of Deeds