This instrument is being executed pursuant to
A Power of Attorney of record in
Instrument No. 20090522-0047609
Register's Office for Davidson Co. TN

DONNA C. PIONK
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

BILL GARRETT, Davidson County
Trans:T20090034154 DEEDWARR
Recvd: 05/22/09 15:14 2 pgs
Fees:13.00 Taxes:776.63

20090522-0047610

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$209,900.00 Rachel McDonald
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
20 DAY OF May, 2009
Donna C. Pionk
NOTARY PUBLIC:
MY COMMISSION EXPIRES: 1-9-2012
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
STATE TITLE, INC., 4334 Lebanon Road, Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mark Andrew & Mindy T. Fulks 3028 Cody Hill Road Nashville, TN 37211	Franklin American Mtg Co 500 Corporate Centre Dr. Suite 400 Franklin, TN 37064	Map 172.12 B Parcel 342

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,

Jason A. Hudson and wife, M. Beth Hudson by and through Jim Hodge Attorney In Fact

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

Mark A. Fulks and wife, Mindy T. Fulks

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 223 on the Plan of Bradford Hills, Section Fourteen, of record in Plat Book 7900, Page 6, and amended in Book 7900, Page 739, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Jason A. Hudson and wife, M. Beth Hudson by deed from Kelvin M. Ault and wife, Sheryl C. Ault dated February 24, 2003 of record Instrument Number 20030306-0029823, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following:

1) Any and all restrictions, conditions, and easements of record.
2) Property is subject to all matters affecting said premises as contained in Plat Book 7900, Page 739, Register's Office for Davidson County, Tennessee.
3) Property is subject to Bradford Hills, Section Fourteen, a Planned Unit Development, Charter of record in Book 8071, Page 520, Register's Office for Davidson County, Tennessee, and the By-Laws appended thereto in Book 8071, Page 531, including liens for assessments as provided therein, easements and restrictions as contained therein, of record in Book 8069, Page 170 and annex section 14 in Book 9384, Page 290, Register's Office for Davidson County, Tennessee
4) Property is subject to Easement for Driveway encroachment to Yazdian Construction of record in Book 9626, Page 413, said Register's Office.
5) Property is subject to Easement for open/common areas to Bradford Hills HOA of record in Book 9779, Page 672, said Register's Office.
6) 2009 taxes and subsequent years.

This is improvedproperty known as: 3028 Cody Hill Road, Nashville, TN 37211
(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 Our hand(s) this 20 day of May, 2009

Jason A Hudson by Jim Hodge
Jason A. Hudson
ATTY-IN-Fact

M. Beth Hudson by Jim Hodge
M. Beth Hudson
ATTY-IN-FACT

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 Jim Hodge, Attorney-in-Fact for Jason A. Hudson and wife, M. Beth Hudson, the Bargainor, with whom I am personally acquainted, or whose identity was proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the foregoing instrument for the purposes therein contained, and as Attorney-in-Fact on behalf Jason A. Hudson and wife, M. Beth Hudson for the purposes therein contained.

WITNESS my hand and official seal this 20 day of May, 2009

NOTARY PUBLIC
My Commission Expires: 1-9-2012 Donna C. Pionk

DONNA C. PIONK
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

PLEASE RETURN TO:
STATE TITLE, INC.
4334 Lebanon Road
Hermitage, TN 37076