THIS DOCUMENT PREPARED BY (AND AFTER RECORDING RETURN TO):
Administrator
Talbott Title & Escrow, LLC
2212 8th Ave South
Nashville, TN 37204
Telephone: 615-661-8099
File No. 10-2598SB

BILL GARRETT, Davidson County
Trans:T20100022436 DEEDWARR
Recvd: 04/15/10 11:42 2 pgs
Fees:13.00 Taxes:721.50
20100415-0028471

Property Address: 209 Sentinel Drive, Nashville, TN 37209

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WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF TEN DOLLARS ($10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Doris Hudgens, unmarried**, hereinafter referred to as "Grantor", has this day bargained and sold, and by these presents does hereby transfer and convey unto **Amanda S. Dupre and Frank Ross Dupre, wife and husband,** hereinafter "Grantee", the following lands and property, together with all improvements located thereon, lying in the **City of Nashville, County of Davidson**, State of Tennessee, to-wit:

Land in Davidson County, Tennessee, being Lot NO. 103 on the Second Revised plan of Valley View Subdivision, Section 3, of record in Book 2330, Page 148, Register's Office for said County, to which plan reference is hereby made for a more complete description thereof.
Being the same property conveyed to Doris Hudgens, by Deed dated 4/16/2009 of record in Instrument #20090423-0036978, Register's Office for Davidson County, TN.

LESS AND EXCEPT all oil, gas and minerals, on and under the above described property owned by grantors, if any, which are reserved by Grantors.

SUBJECT to all easements, rights-of-way, protective covenants and mineral reservations of record, if any.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's heirs and assigns forever, with all appurtenances thereunto belonging.

GRANTOR does for Grantor and Grantor's heirs, personal representatives, executors and assigns forever hereby covenants with Grantee that Grantor is lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the said lands against all claims whatever.

Taxes for tax year 2010 shall be [X] prorated between Grantor and Grantee as of the date selected by Grantor and Grantee, or [ ] paid by Grantee, or [ ] paid by Grantor.

The property herein conveyed [ ] is not a part of the homestead of Grantor, or [X] is part of the homestead of Grantor and if Grantor is married, the conveyance is joined by both Husband and Wife.

Grantor does hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $195,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

DH.

WITNESS Grantor's hand this 2nd day of April, 2010.

X _____ {Seal}
Doris Hudgens

STATE OF TENNESSEE
CITY OF NASHVILLE, COUNTY OF DAVIDSON

On this the 2nd day of April, 2010, before me the undersigned officer, personally appeared Doris Hudgens, known to me (or satisfactorily proven) to be the party executing the foregoing instrument and he acknowledged that he, executed same as his free act and deed.

SPENCER R. TALBOTT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

_____
Notary Public

My Commission expires: 1-23-2011

State of Tennessee
County of Davidson

The actual ~~consideration~~ or value, whichever is greater, for this transaction is $ 195,000.00.

_____
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 2nd DAY OF APRIL, 2010.

_____
Notary Public

MY COMMISSION EXPIRES: 1-23-2011

(AFFIX SEAL)

SPENCER R. TALBOTT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

SEND TAX STATEMENTS TO: NEW OWNER*
209 Sentinel Drive
Nashville, TN 37209

Map/ Parcel: 103-4-304