THIS INSTRUMENT PREPARED BY:
Ruth J. Sealy
205 Dora Drive
Goodlettsville, TN 37072

BILL GARRETT, Davidson County
Trans:T20100031825 DEEDWARR
Recvd: 05/26/10 15:59 2 pgs
Fees:13.00 Taxes:92.50
20100526-0040759

WARRANTY DEED

ADDRESS OF NEW OWNERS:	PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES:	MAP-PARCEL NOS:
Ruth J. Sealy 205 Dora Drive Goodlettsville, TN 37072	Ruth J. Sealy 205 Dora Drive Goodlettsville, TN 37072	025-11-0 010.00

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, HOLLY HUDSPETH, hereinafter referred to as the "GRANTOR", has bargained and sold and by these presents do transfer and convey unto RUTH J. SEALY, hereinafter referred to as the "GRANTEE", her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING Lot No. 29 on the Plan of Ranchwood Estates, Section II, as of record in Plat Book 3600, page 67, Register's Office for Davidson County, Tennessee to which reference is hereby made for a more complete and accurate description.

BEING the same property conveyed to Holly Hudspeth by deed from Randy W. Robertson, and Wife, Kimberly L. Robertson of record in Instrument No. 200610270133382, Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

This is unimproved property known as 203 Dora Drive, Goodlettsville, TN 37072.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, HER heirs and assigns forever; and we do covenant with the said GRANTEE that I am lawfully seized and possessed of the said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, HER 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 26 th day of MAY, 2010.

Holly Hudspeth
HOLLY HUDSPETH

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Holly Hudspeth, 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 this 26 th day of MAY, 2010

Commission expires: 7-8-13

SHERRY CLEM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Sherry Clem
NOTARY PUBLIC

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 25,000.00

Ruth J. Leath
Affiant

Sworn to and subscribed before me, this the 26 th day of MAY, 2010

Sherry Clem
NOTARY PUBLIC

SHERRY CLEM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Comm. Exp. 7-8-13