WARRANTY DEED

JOHN GLEAVES NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

R-AHR-10-3763

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $116,000.00

Sandra Howard
Affiant

Subscribed and sworn to before me, this 22nd DAY OF October, 2010.

Notary Public

MY COMMISSION EXPIRES: 5-2014

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Thomas Ray Howard	SWBC Mortgage ISAOA	
3763 Bianco Road (ADDRESS)	9311 San Pedro #100 (NAME) (ADDRESS)	
Joelton, TN 37080 (CITY) (STATE) (ZIP)	San Antonia, TX 78216 (CITY) (STATE) (ZIP)	29-217.00

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we WANDA LEE HUDGENS, UNMARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto THOMAS RAY HOWARD AND SANDRA HOWARD, HUSBAND AND WIFE, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT 2, CURTIS-HUDGENS SUBDIVISION, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 8250, PAGE 740, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

BEING PART OF THE SAME PROPERTY CONVEYED BY QUITCLAIM DEED FROM ALVIN R. HUDGENS TO WANDA LEE HUDGENS AS RECORDED ON THE 14TH DAY OF DECEMBER, 2000 IN INSTRUMENT NO. 20001214-0123074; PART OF QUITCLAIM DEED FROM LEONA HURN CURTIS TO WANDA LEE HUDGENS AS RECORDED ON THE 9TH DAY OF JUNE, 2000 IN INSTRUMENT NO. 200006090057739; PART OF QUITCLAIM DEED FROM JERRY W. HAMLIN, TRUSTEE TO LEONA HURN CURTIS AND WANDA LEE HUDGENS, AS TENANTS IN COMMON AS RECORDED ON THE 1ST DAY OF JUNE, 2000 IN INSTRUMENT NO. 200006010054608; PART OF QUITCLAIM DEED FROM JIMMY P. LOCKERT, TRUSTEE TO BENNETT L. CURTIS AND WIFE, LEONA J. CURTIS AS RECORDED ON THE 13TH DAY OF AUGUST, 1999 IN BOOK 11618, PAGE 466; PART OF QUITCLAIM DEED FROM JEWEL D. SIMMONS TO BENNETT L. CURTIS AS RECORDED ON THE 8TH DAY OF JUNE, 1993 IN BOOK 8974, PAGE 788; PART OF QUITCLAIM DEED FROM BENNETT L. CURTIS TO JEWEL D. SIMMONS AS RECORDED ON THE 29TH DAY OF JANUARY, 1993 IN BOOK 8851, PAGE 805 AND PART OF WARRANTY DEED FROM RUDOLPH DEL BIANCO AND WIFE, ELIZABETH DEL BIANCO TO BENNETT L. CURTIS AND WIFE, ROSE CURTIS AS RECORDED ON THE 26TH DAY OF OCTOBER, 1956 IN BOOK 2598, PAGE 595, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO A) 2010 PROPERTY TAXES AND SUBSEQUENT; B) INSTRUMENTS OF RECORD IN BOOK 8250, PAGE 740; SAID REGISTER'S OFFICE; AND C) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD NOT STATED HEREIN.

unimproved ( )
This is improved (X) property, known as 3763 Bianco Road, Joelton, Tennessee 37080
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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.

BILL GARRETT, Davidson County
Trans:T20100068352 DEEDWARR
Recvd: 10/28/10 11:10 2 pgs
Fees:13.00 Taxes:429.20
20101028-0086263

Witness my/our hand(s) this 22nd day of October, 2010.

Wanda Lee Hudgens

Wanda Lee Hudgens

STATE OF Tennessee
COUNTY OF ~~Davidson~~ Cheatham

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Wanda Lee Hudgens, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that ~~he/she/they~~ executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 22nd day of October, 2010.

Notary Public

My Commission Expires: 12-03-13

(SEAL)

THOMAS SMITH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

RETURN TO:
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: (615)383-2903