Return To:
MH&S Law Firm
1804 Williamson Ct. Ste 201
Brentwood, TN 37027
615-377-3319

THIS INSTRUMENT
PREPARED BY:

McCann, Hubbard & Solomon
1804 Williamson Court
Suite 201
Brentwood, Tennessee 37027

BILL GARRETT, Davidson County
Trans:T20100079208 DEEDQC
Recvd: 12/16/10 12:30 2 pgs
Fees:12.00 Taxes:0.00
20101216-0100109

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

ADDRESS OF NEW OWNER:

Donald L. Hudgins and
Anita G. Hudgins
4870 Bull Run Road
Ashland City, Tennessee 37015

The actual consideration or value,
whichever is greater, for this transfer is $0.00.

Anita Potts Hudgins
AFFIANT

SEND TAX BILLS TO:

New Owner

Subscribed and sworn to before me
this 14 day of December, 2010.

MAP AND PARCEL:

Map 46, Parcel 80

Deborah L Whitley
NOTARY PUBLIC
My Commission Expires: May 2, 2011

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires May 2, 2011

QUITCLAIM DEED

In consideration of $10.00, and other good and valuable consideration, I, **Anita Potts, now Hudgins,** Grantor, for the express purpose of vesting title to the within property evenly between my husband and me, and to create and establish a tenancy by the entirety, do hereby transfer, quitclaim and convey all of my undivided right, title and interest to the hereinafter described property to **Donald L. Hudgins and wife, Anita G. Hudgins,** Grantee. Said property conveyed herein is described as follows:

Land in Davidson County, Tennessee, being described partly according to a survey by Southern Land Associates, Surveyors, dated November 16, 1978, revised December 8, 1978 and January 18, 1980 and further revised February 11, 1980 and more particularly described as follows: BEGINNING at a point in the Northerly margin of Bull Run Road, such point being 339.66 feet Westerly as measured along such Northerly margin from the West margin of an unnamed road shown on said

survey, thence South 79 deg. 58' 58" W 261.50 feet to a point, thence North 26 deg. 30' 00" West 796.00 feet to a point, thence North 03 deg. 45' 00" East 3,224 feet to a point; thence South 88 deg. 00' 00" East 264.00 feet to a point; thence South 03 deg. 45' 00" West 2,736.10 feet to a point; thence South 15 deg. 28' 43" East 1,187.58 feet to the point of beginning, containing 26 acres, more or less.

Being the same property conveyed to Calvin J. Potts and wife, Mary E. Potts, by Warranty Deed, from Herbert Smith and wife, Laura Ada Smith, of record in Book 5566, page 524, Dated February 11, 1980. The said Mary E. Potts having since died. Also being the same property conveyed to Anita J. Potts by Quitclaim Deed, from Calvin J. Potts, unmarried, of record in Instrument No. 20020408-0042332, Dated April 4, 2002. Anita Potts has since married and is now known as Anita G. Hudgins.

This is improved property known as 4870 Bul Run Road, Ashland City, Tennessee 37015.

Said property is conveyed subject to such restrictions, encumbrances, and limitations as may affect the premises. Grantor makes no warranties as to the state of the title to the property but acquits any claim that Grantor has to said property and for that purpose thereof, makes this conveyance to Grantee.

This instrument has been preparedbased solely upon information provided by the partiesand without the benefit of a title search.

IN WITNESS WHEREOF, the said parties hereto have hereunto set their signatures on this the 14 day of December, 2010.

Anita Potts Hudgins
Anita Potts Hudgins

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Anita Potts Hudgins, with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence) who executed the foregoing instrument for the purposes herein contained.

Witness my hand and seal, at office, this 14 day of December, 2010.

Deborah L Whitley
Notary Public

My Commission Expires: May 2, 2011

DEBORAH L. WHITLEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires May 2, 2011