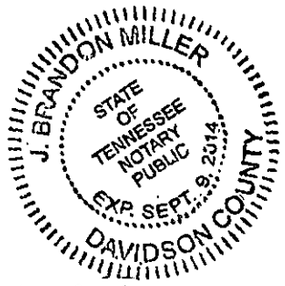
Warranty Deed



BILL GARRETT, Davidson County
Trans:T20110039023 DEEDWARR
Recvd: 06/29/11 15:19 2 pgs
Fees:13.00 Taxes:138.75



20110629-0049824

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $37,500.00.

Affiant

Subscribed and sworn to before me this the 28th day of June, 2011.

Notary Public

My commission expires: 9-9-2014

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Building Masters, LLC	Building Masters, LLC	Map: 91-11
4709 Illinois Ave.	1010 Glessner Ave.	Parcel: 92 & 93
Nashville, TN 37209	Spring Hill, TN 37174	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **ALFRED WAYNE HUDGENS, UNMARRIED**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **BUILDING MASTERS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Tract 1:

BEING Lots 616, 618 and 620 of Block 104 on Plan No. 1, West Nashville, as of record in Book 57, pages 74 and 75, in the Register's Office for Davidson County, Tennessee.

SAID Lots 616, 618 and 620 front 25.0 feet each on the southerly side of Illinois Avenue and run back between parallel lines 150.0 feet to an alley.

BEING the same property conveyed to Alfred Hudgens and wife, Bobbye C. Hudgens, by Warranty Deed dated October 24, 1985, from C and O Investments, a partnership composed of James A. Campbell and James Roy Overby, of record in Book 6697, page 682, in the Register's Office for Davidson County, Tennessee; the said Bobbye C. Hudgens having since died on November 30, 2003, and the said Alfred Hudgens having since died intestate on March 31, 2007, leaving his son, Alfred Wayne Hudgens, and his daughter, Marietta June Hudgens Deen, as his sole heirs at law. Subsequently, the said Marietta June Hudgens Deen conveyed her interest in subject property to Alfred Wayne Hudgens by Deed of record in Instrument No. 20090309-0020529, Register's Office for Davidson County, Tennessee. See also Quitclaim Deed from James A. Campbell, Married, to Alfred Wayne Hudgens, Unmarried, dated June 16, 2011, of record in Instrument No. 20110629-0049823, said Register's Office.

Tract 2:

BEING Lot 614 of Block 104 on Plan No. 1, West Nashville, as of record in Book 57, pages 74 and 75, in the Register's Office for Davidson County, Tennessee, fronting 25.0 feet on Illinois Avenue and running back 150.0 feet to an alley.

BEING the same property conveyed to Alfred Hudgens and wife, Bobbye C. Hudgens, by Warranty Deed dated September 18, 1986, from C and O Investments, a partnership composed of James A. Campbell and James Roy Overby, of record in Book 6986, page 929, in the Register's Office for Davidson County, Tennessee; the said Bobbye C. Hudgens having since died on November 30, 2003, and the said Alfred Hudgens having since died intestate on March 31, 2007, leaving his son, Alfred Wayne Hudgens, and his daughter, Marietta June Hudgens Deen, as his sole heirs at law. Subsequently, the said Marietta June Hudgens Deen conveyed her interest in subject property to Alfred Wayne Hudgens by Deed of record in Instrument No. 20090309-0020529, Register's Office for Davidson County, Tennessee. See also Quitclaim Deed from James A. Campbell, Married, to Alfred Wayne Hudgens, Unmarried, dated June 16, 2011, of record in Instrument No. 20110629-0049823, said Register's Office.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property known as 4709 Illinois Ave., Nashville, TN 37209.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 28th day of June, 2011.

Alfred Wayne Hudgens

Alfred Wayne Hudgens

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and seal this 28th day of June, 2011.

J. Brandon Miller

Notary Public

My Commission Expires: 9-9-2014

J. BRANDON MILLER
STATE OF TENNESSEE NOTARY PUBLIC
EXP. SEPT. 9, 2014
DAVIDSON COUNTY