BILL GARRETT, Davidson County
Trans:T20110064560 DEEDWARR
Recvd: 10/17/11 08:42 2 pgs
Fees:13.00 Taxes:207.20

20111017-0080289

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $56,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF October, 2011.

NOTARY PUBLIC

My Commission Expires:

BRANDY R. GOMAZ STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 4, 2013

THIS INSTRUMENT PREPARED BY:
R. Kirkland Moser, Attorney, 201 4th Avenue North, Nashville, TN 37219

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Matthew D. Hudgins 7309 Horn Tavern Ct. Fairview, TN 37062	Matthew D. Hudgins 7309 Horn Tavern Ct. Fairview, TN 37062	091-12-0-039

Warranty Deed

For and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we

DEBORAH B. LANE

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

MATTHEW D. HUDGINS, married

hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being the northerly 50 feet of Lot Nos. 501 and 503 of Block No. 83, Plan No. 1, West Nashville, as of record in Plat Book 57, pages 74 and 75, Register's Office for said County.

Said part of Lot Nos. 501 and 503 fronts 50 feet on the westerly side of 46th Avenue North, formerly 5th Street, and extends back between parallel lines, with the southerly margin of an alley, 60 feet to the easterly line of Lot No. 505 of said block.

Being the same property conveyed to FLOYD M. LANE AND WIFE, VELVIE LANE AND FLOYD R. LANE, JR., by deed from BESSIE M. WEST AND OLEAN W. PHARRIS, of record in Book 4722, page 500, dated June

26, 1973, said Register's Office. Then being further conveyed to FLOYD R. LANE, JR. AND WIFE, DEBORAH B. LANE, of record in Book 7831, page 366, dated April 28, 1989, said Register's Office. The said Floyd R. Lane, Jr. having since died.

This improved property is known as 805 46th Avenue North, 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 GRANTEES, their heirs and assigns, forever. We do covenant with said GRANTEES 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, except for those matters appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEES, 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.

Witness our hands this 14th day of October, 2011.

Deborah B. Lane

Deborah B. Lane

State of Tennessee)
County of Davidson)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Deborah B. Lane, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 14th day of October, 2011.

Brandy K. Gomaz

Notary Public

My commission expires:

BRANDY K. GOMAZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires NOV 4, 2013