File Box 8

BILL GARRETT, Davidson County
Trans:T20120071377 DEEDWARR
Recvd: 09/21/12 13:22 2 pgs
Fees:13.00 Taxes:913.90
20120921-0086084

PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys at Law
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Phone (615) 298-3312 - Fax 292-8746

Christy Wilkins Ivey *Percy Wilkins, Jr. (retired)*

W & I Ref:(_____) Title No: 51546
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Southeast Venture, LLC 4011 Armory Drive Nashville, TN 37204	New Owner

TAX MAP-PARCEL NUMBERS: 118-1-378

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$247,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Everett Hudson, as Trustee under the provisions of The Last Will and Testament of Ernestine P. Hudson, deceased**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Southeast Venture, LLC** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in the 7th, formerly the 10th Civil District of Davidson County, Tennessee, described as follows:

Beginning on the southerly margin of Knox Avenue, 100 feet easterly from the northeast corner of Lot No. 8 as shown on the Map of W. D. Gale's Kirkwood Addition, of record in Book 332, Page 76, Register's Office for said County; running thence easterly with the southerly margin of Knox Avenue, 68 feet to the westerly margin of the W. D. Gale property; thence southerly, with thte westerly margin of said Gale property, 175 feet to the northerly margin of an alley; thence westerly, with the northerly margin of said alley 68 feet to a point 100 feet easterly from the southeast corner of said Lot No. 8; thence northerly and parallel with the easterly line of said Lot No. 8, 175 feet to the beginning.

Being the same property conveyed to Samuel Hudson and wife, Ernestine P. Hudson by deed from James H. Murray and wife, Jim Etta Oakley dated February 24, 1967, recorded February 27, 1967 in Book 4106, Page 219, Register's Office for Davidson County, Tennessee. The said Samuel Hudson and Ernestine P. Hudson having since died, with Samuel Hudson predeceasing Ernestine P. Hudson.

By Last Will and Testament of Ernestine P. Hudson, recorded as Docket No. 01P-121 in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, subject property was devised to Everett Hudson, as Trustee. Under the provisions of the Trust, as set forth in said Will, subject property could not be sold unless Phyliss Hudson and Meta Hudson no longer desire to reside at subject property. The said Meta Hudson having since died.

Phylliss Hudson hereby joins in the execution of this interest to convey her interest in subject property.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2012, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 332, Page 76, said Register's Office.

This is improved property, known as: 901 Knox Avenue, Nashville, Tennessee 37204

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 20th day of September, 2012.

Everett Hudson Trustee
Everett Hudson, Trustee

Phyliss Hudson
Phyliss Hudson

State of TENNESSEE
County of DAVIDSON

On this 20th day of September, 2012 , before me the undersigned authority, personally appeared Everett Hudson, as Trustee under the provisions of The Last Will and Testament of Ernestine P. Hudson, deceased, and Phylliss Hudson , to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

DIANE K. MANN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 02-11-2013

My Commission Expires: _____ Notary

State of TENNESSEE
County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $247,000.00

Affiant

Sworn and subscribed before me this the _____ day of September, 2012

Notary Public

My Commission Expires: _____

DIANE K. MANN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 02-11-2013

Wldoc: Deed Wty—12/92