NEW PROPERTY OWNER IS AND SEND TAX BILLS TO:	THIS INSTRUMENT PREPARED BY:
Haywood Hambrick 4461 Enchanted Cir. Nashville, Tn. 37218	Joseph L. Lackey, Jr. 2400 Crestmoor Road Nashville, TN 37215
Map and Parcel No.	048-00-0-035.00

Warranty Deed

FOR AND IN CONSIDERATION of the sum of SEVENTY-FIVE THOUSAND AND NO/100 DOLLARS ($75,000.00) cash in hand paid, the receipt of which is hereby acknowledged, we, **DEBORAH ELAINE DUDLEY CANNON and RICHARD V. DUDLEY, JR..**, Individually have this day bargained and sold and by these presents do hereby transfer and convey unto, **HAYWOOD HAMBRICK** (Grantee), his successors and assigns, the following described lot or parcel of land situated in Davidson County, Tennessee, as follows:

See Exhibit A attached hereto and made a part hereof.

WE COVENANT with the said GRANTEE that we are lawfully seized and possessed of the above described lot or parcel of land, that we have a good right to convey same, and that the same is unencumbered, EXCEPT for 2014 real estate taxes which are to be pro-rated, applicable zoning and building regulations and all visible easements and restrictions referred to herein above.

WE FURTHER COVENANT with the said GRANTEE and bind ourselves, our heirs and legal representatives to warrant and forever defend the title to said lot or parcel of land, unto the said GRANTEE, his successors and assigns, against all lawful claims of all persons whomsoever; EXCEPT as herein above set forth.

This property is being sold "AS IS".

WITNESS our hands this, the 28th day of November, 2014.

Deborah Elaine Dudley Cannon

Deborah Elaine Dudley Cannon

Deborah Elaine Dudley Cannon

Richard V. Dudley, Jr.

Richard V. Dudley, Jr.

BILL GARRETT, Davidson County
Trans:T20140091327 DEEDWARR
Recvd: 12/05/14 14:31 3 pgs
Fees:18.00 Taxes:277.50
20141205-0111814

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

PERSONALLY appeared before me, the undersigned, a Notary Public in and for said County and State, the within named DEBORAH ELAINE DUDLEY CANNON and RICHARD V. DUDLEY, JR. with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, on this the 28 day of Novembe, 2014.

Robin Taylor
Notary Public

ROBIN TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 11-2-15

OATH

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

I, or We, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is $75,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Richard V. Dudley Jr.
AFFIANT

Richard V. Dudley Jr.

SUBSCRIBED and sworn to before me, this the 28 day of November, 2014.

Robin Taylor
Notary Public

ROBIN TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 11-2-15

EXHIBIT "A"
Property Description

The land referred to in this Commitment is situated in the County of Davidson, State of Tennessee, and described as follows:

A tract of land in the 14th Civil District of said County and State, described as follows, to- wit:

Beginning at a stone the East corner of Tract No. 3; thence S 25° E 3.52 poles to a stone with Beech pointer; thence S 19° E 14.50 poles to stone; thence S 33 1/2° E 24 poles to a stone, Blankenship's East corner, and beginning corner of Tract No. 4; thence S 61° E 3.52 poles to a point in center of Dry Fork Road; thence S 81° E 34 poles to center of said road; S 61° E 9.43 poles to a point in center of said road, this being the N.E. corner of Tract No. 4; thence N 3° E 168 poles to a stone; thence S 88 ¼° E 6 poles to an old stone corner in Hill's line; thence with Hill's line N 2° E 17.20 poles to a Cedar; thence S 70° W 21.80 poles to a stone in wire fence row; thence S 42 1/2° W 15.24 poles to a small ash; thence S 56 1/2° 14.40 poles to a stone at corner of wire fence; this being the

N.W. corner of Tract No. 3; thence S 3 3/4° W 34.52 poles to a hackberry, this being the N.E. corner of tract No. 3; thence S 39 ¼° W 60.40 poles to a large Cottonwood; thence S 10 3/4° E 24.84 poles to a point near creek; thence S 44 3/4° W 7 poles to the point of beginning, containing 53.97 acres more or less.

There is included in the above description but expressly excluded therefrom the following described property:

Lot No. 2 in Division of South portion of G. Henry Graves Tract in 14th Civil District, Davidson County, Tennessee, described as follows:

Beginning at a stake in southerly margin of Highway 112, being the northwest corner of Lot 1 in division of south portion of Graves Tract, and running thence with the westerly line of Not No. 1 S 20° 45' W 750 feet to a point in center of Dry Fork Road, the southwest corner of Lot No. 1; thence with the center line of Dry Fork Road N 81° W 45 feet to a point; thence N 61° W 140 feet to stone, Blankenship's east corner; thence with Blankenship's line N 33° 30' W 396 feet; thence N 19° W 239 feet to stone with beech pointer; thence N 25° W 58 feet to stone; thence N 44° 45' E 115 feet to point near Dry Fork Creek; thence N 10° 45' W 375 feet to Cottonwood; thence N 36° E 100 feet to point in southerly margin of Highway 112; thence with southerly margin of said Highway 112 S 51° E 335 feet, S 53° E 100 feet, S 54° 30' E 120', S 55° 15' W 300 feet to beginning, containing 10.73 acres.

INCLUDED IN THE ABOVE BUT EXCLUDED THEREFROM IS THAT PORTION THEREOF DESCRIBED IN THE WARRANTY DEED OF RECORD IN BOOK 3901, PAGE 384, BOOK 4508, PAGE 959, BOOK 4929, PAGE 286, INSTRUMENT NO. 20051121-0140361, INSTRUMENT NO. 20070521-0059981 AND CORRECTED IN INSTRUMENT NO. 20070808-0094966, INSTRUMENT NO. 20080118-0005952, INSTRUMENT NO. 20070813-0096384 AND CORRECTED IN INSTRUMENT NO. 20080118-0005951 AND INSTRUMENT NO. 20080118-0005952 AND INSTRUMENT NO. 20100707-0053269, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

Being the same property conveyed to JUDY ELAINE GRAVES, JAMES HENRY GRAVES AND MARY ANN GRAVES DUDLEY, by Executor's Quitclaim Deed of record in Instrument No. 20080205-0011990, dated January 24, 2008, said Register's Office. James Henry Graves died testate on or about April 6, 2013. He devised his interest in said property to Judy Elaine Graves and Mary Ann Dudley by Will of record in Docket No. 13P1654, in the Seventh Circuit Court of Davidson County, Tennessee, Probate Division. Mary Ann Graves Dudley died on or about October 29, 2013 leaving Richard V. Dudley, Jr. and Deborah Cannon as her only heirs-at-law. For further reference see Affidavit of Heirship of record in Instrument No. 20141205-0111809, said Register's Office. Judy Elaine Graves having since died in testate on or about June 24, 2014. She devised her interest to Richard Vernon Dudley, Jr. and Deborah Elaine Dudley Cannon of record in Docket No. 14P1202, in the Seventh Circuit Court of Davidson County, Tennessee, Probate Division.