Prepared by: Earl Thompson, 415 Nashville Trust Bldg., Nashville, Tennessee.

WARRANTY DEED

BOOK 4225 PAGE 583

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
MADISON CIVIC CLUB, INC. (NAME)	Same (NAME)	11D-84275
P.O. Box (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Map. 53-13
Madison, Tennessee 37115 (CITY) (P. O. ZONE) (STATE)	Same (CITY) (ZONE) (STATE)	Par. 28

For and in Consideration of the sum of Five Thousand ($5,000.00) * * * * * * * *
* *DOLLARS*

cash in hand paid, the receipt of all of which is hereby acknowledged.

I, Ottis E. Huffines, an unmarried person, *have bargained and sold, and by these presents do transfer and convey unto the said* MADISON CIVIC CLUB, INC. and its successor ~~heirs~~ *and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

Being part of the southeast part of Lot No. 2 on the Map of Nawakwa Hills, West End Section, as of record in Book 974, page 96, Register's Office for said County, described as follows:

Beginning in the center of Nawakwa Trail, 200 feet east of the southwest corner of Lot No. 1; thence leaving said Trail, north 28° 07' west 525.6 feet to an iron pin; thence north 70° 05' east 103.9 feet to the northwesterly corner of the part of said lot conveyed to Gay Ann Pardue and husband, Bobby DeWayne Pardue, by Ottis E. Huffines and wife, as of record in Book 3820, page 421, thence along their westerly line, south 27° 15' east 525 feet to a point in the center line of Nawakwa Trail; thence with said Trail, south 70° 15' west 96 feet to the beginning.

Being part of the property conveyed to Ottis E. Huffines and wife, Janie M. Huffines, by deed from L. C. Huffines and wife, as of record in Book 2542, page 162, said Register's Office, the said Janie M. Huffines having since died.

******

This is unimproved (X) improved ( ) property, known as (House Number) Nawakwa (Street) Trail, Madison, (P. O. Address:) Tennessee (City or Town)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said MADISON CIVIC CLUB, INC. and its successors ~~heirs~~ *and assigns, forever.*

And I *do covenant with the said* MADISON CIVIC CLUB, INC. *that* I am *lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.*

And I, Ottis E. Huffines *do further covenant and bind* myself and my *heirs and representatives, to warrant and forever defend the title to the said land to the said* MADISON CIVIC CLUB, INC. and its successors ~~heirs~~ *and assigns against the lawful claims of all persons whomsoever.*

Witness my *hand this* 3rd *day of* April, 19 68.

~~corporate party, by having caused its name to be signed hereto by its duly authorized officers on said day and date~~

X Ottis E Huffines
Ottis E Huffines

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $5,000.00

X Ottis E Huffines
Affiant

Subscribed and sworn to before me, this the 3rd day of April 1968

[signature]
Notary Public
My Commission Expires: MY COMMISSION EXPIRES APRIL 28, 1969
(Affix Seal)

******Title is conveyed subject to ... in Book 1104,

BOOK 4225 PAGE 584

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Nancy B. Hays, *a Notary Public in and for said County and State,* Ottis E. Huffines, an unmarried person,

the within named bargainor....., with whom I am personally acquainted, and who acknowledged that he *executed the within instrument for the purposes therein contained.*

Witness my hand and official seal at Madison *Tennessee, this* 3rd *day of* April, *19* 68

Nancy B. Hays *Notary Public*

Commission expires MY COMMISSION EXPIRES APRIL 28, 1969

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, ..., a Notary Public of the State and County aforesaid, personally appeared ....., with whom I am personally acquainted, and who, upon oath, acknowledged .....self to be..... .....of the....., the within named bargainor, a corporation, and that .....he as such....., being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by .....self as.....

Witness my hand and seal, at office in....., this.....day of....., 19.....

.....Notary Public

Commission expires.....

1 1 9 1 6

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

APR 8 10 06 AM '68
NOTED BOOK 118 PAGE 544
RECORDING FEE $ 3.00
DEP. REG. ---

STATE TAX $ 13.00
PROBATE .50
TOTAL $ 13.50

APR 8 1968

FELIX Z. WILSON, II
COUNTY REGISTER
DAVIDSON COUNTY, TENN.

WARRANTY DEED

FROM

OTTIS E. HUFFINES

TO

MADISON CIVIC CLUB, INC.

Compliments of

Guaranty Title

Office of
Chicago Title Insurance Company
American Trust Bldg.—S. W. Corner
Third & Union
Phone 256-2656
NASHVILLE, TENNESSEE