This instrument was prepared by Thomas C.Binkley, 300 James Robertson Parkway, Nashville, Tennessee 37201

Mail

WARRANTY DEED

BOOK 5213 PAGE 669

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Charles F. Huffines and wife, Shirley A. 2512 Barkley Road (STREET ADDRESS OR ROUTE NUMBER) Nashville, TN 37167 (CITY) (P. O. ZONE) (STATE)	SAME (NAME) (STREET ADDRESS) (CITY) (ZONE) (STATE)	73-4-199

For and in Consideration of the sum of Ten and no/100---------- ---------- ($10.00) ---------- *DOLLARS* and other good and valuable considerations, paid by Charles F. Huffines and wife, Shirley A. Huffines, the receipt of which is hereby acknowledged,

Carl Richardson and wife, Margie L. Richardson

have bargained and sold, and by these presents do transfer and convey unto the said Charles F. Huffines and Wife, Shirley A. Huffines *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

Land in Davidson County, Tennessee, being part of Lot No. 52 on the Plan of Brownsville, as of record in Book 21, page 9, R.O.D.C., Tennessee.

BEGINNING in the center of Rosebank Avenue, formerly Division Street, at a point 254.75 feet east of the center line of Johnson Street; thence with said Avenue, eastwardly 55.0 feet to a point at the southwest corner of the property conveyed to George Stegall, and wife, by deed from H. E. LeGraff and wife, of record in Book 1274, page 54, R.O.D.C., Tennessee; thence in a northerly direction along said Stegall's west line, 182.0 feet to a point; thence westwardly 55.0 feet to a point; thence southwardly 182.0 feet to the point of beginning.

Being the same property conveyed to Carl Richardson and wife, Margie L. Richardson, by deed from Alfred Schimke and wife, LaFrance Schmitt Schimke of register in Book 3316, page 619, R.O.D.C., Tennessee.

STATE OF TENNESSEE,
COUNTY OF DAVIDSON:

The actual consideration or value whichever is greater, for this transfer is $ $4,500.00

Subscribed and sworn to before me, this the 11th day of

19 77

C. F. Huffines
Affiant

My commission expires: 5-8-80
(Affix Seal)

J O Summers
Notary Public

unimproved ( )
This is improved ( ) property, known as ..... (House Number) (Street) P. O. Address: (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 Charles F. Huffines and wife, Shirley A. Huffines *heirs and assigns, forever.*

And we *do covenant with the said* Charles F. Huffines and wife, Shirley A. Huffines *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.*

And we, Carl Richardson and wife, Margie L. Richardson *do further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to the said land to the said* Charles F. Huffines and wife Shirley A., their *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness our *hands this* 11th *day of* October, *19* 77, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Margie L. Richardson

Carl Richardson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Personally appeared before me, J. O. Summers, *a Notary Public in and for said County and State, the within named* Carl Richardson and wife, Margie L. Richardson

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

Witness my hand and official seal at Nashville, *Tennessee, this* 11th *day of* Oct, *1977.*

J. O. Summers, *Notary Public.*

Commission Expires 10-8-80.

STATE OF.....
COUNTY OF.....

Personally appeared before me, ..., *a Notary Public in and for said County and State, the within named*.....

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

Witness my hand and official seal at....., *this*.....
day of....., *19*.....

....., *Notary Public.*

Commission Expires.....

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.....

WARRANTY DEED

FROM

Carl Richardson and wife

Margie L. Richardson

TO

Charles F. Huffines

and wife, Shirley A. Huffines

E 3 2 8 1 7

IDENTIF. REFERENCE

OCT 25 11 17 AM '77

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

OCT25 7 CONV *4,500.00
OCT25 7 STAX B* 11.70
OCT25 7 PRFEE B* .50
OCT25 7 W'DEED B* 8.00 * 20.20

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Compliments of
Chicago Title Insurance Company
First Floor — First American Center
Deadrick Street
Phone 255-4631
NASHVILLE, TENNESSEE 37208