BOOK 5249 PAGE 468 FILE BOX 3

Form No. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

34,750.00 X Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 2ND DAY OF FEBRUARY 1978

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
EDWARD SEDDON, ATTORNEY, 1102 KERMIT DRIVE, #203, NASHVILLE, TN 37217
NAME ADDRESS

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Larry D. Parker (NAME) | The Galbreath Mortgage Company (NAME) | MAP 74-8 |
| 7014 Bonnalake (STREET ADDRESS OR ROUTE NUMBER) | 101 East Town Street (STREET ADDRESS) | PAR 219 |
| Hermitage, TN. 37076 (CITY) (STATE) (P. O. ZIP) | Columbus, Ohio 43215 (CITY) (STATE) (ZIP) | 4D-33662 |

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Guy Ernest Huffins and wife Gene C. Huffins

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Larry D. Parker and wife Robin Parker

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

BEING Lot No. 1024 on the plan of Hermitage Hills, Section 10, as of record in Book 3600, Page 50, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

SAID Lot No. 1024, fronts 80 feet on the easterly margin of Bonnalake Drive and extends back 167.18 feet on the southerly line and 161.24 feet on the northerly line to a dead line in the rear, measuring 80.31 feet thereon.

BEING the same property conveyed to Guy Ernest Huffins et ux Gene C. Huffins, by deed from Billy R. Bain and wife, Virginia Fay Bain, as of record in Book 4736, Page 347, Register's Office for said County.

THIS conveyance is subject to restrictions of record in Book 3765, Page 134, Register's Office for said County.

THIS conveyance is subject to any and all existing easements of record.

| | | | | | |
|---|---|---|---|---|---|
| FEB-3RD | CONV | 34,750.00 | | | |
| FEB-3RD | S'TAX | | B* | 90.22 | |
| FEB-3RD | PR'FEE | | B* | .50 | |
| FEB-3RD | MISC | | B* | 4.00 | * 94.72 |

This is ( ) unimproved (XX) improved property, known as 7014 Bonnalake (House Number) (Street) Hermitage, TN 37076 (P. O. Address) (City or Town) (Postal Zip)

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, and we do covenant with the 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, unless otherwise herein set out, and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said 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 2ND day of FEBRUARY, 1978

Guy Ernest Huffins Guy Ernest Huffins

Gene C. Huffins Gene C. Huffins

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STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Guy Ernest Huffins and wife Gene C. Huffins

the bargainor S, 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 2ND day of FEBRUARY, 19 78

Commission expires 2-23-80

Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who (this oath) (himself) upon (their several oaths) acknowledged (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that (he) as such _____ (they) and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19 _____

My commission expires _____

_____
Notary Public

FILE BOX 3

WARRANTY DEED

FROM
Guy Ernest Huffins

TO
Larry D. Parker

E 49025.

[illegible] REFERENCE!

FEB 3 2 09 PM '78

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

Edward Seddon
Attorney-at-Law
1102 KERMIT DRIVE, SUITE 203
NASHVILLE, TENNESSEE 37217