This instrument prepared by:
Jack F. King, Jr., attorney
26th Floor, L & C Tower
Nashville, Tennessee 37219

BOOK 5296 PAGE 664

WARRANTY DEED

Address New Owner As Follows:	Send Tax Bills To:	Map and Parcel Number:
Johnny Lee Huddleston 213 Donna Drive Madison, TN 37115	Same	Map 53-2 Par. 80

For and in consideration of the sum of Fifty Thousand and no/100 Dollars ($50,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt which is hereby acknowledged, I, A. M. RAY, TRUSTEE, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto Johnny Lee Huddleston and wife Mary B. Huddleston, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land located in Davidson County, Tennessee, and being more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of C. S. Keller Commercial Tract, Section 1, as of record in Book 4350, page 7, Register's Office for Davidson County, Tennessee.

Said Lot No. 1 fronts 95 feet on the southerly side of Robinson Road and extends back 210.40 feet on the westerly line and 218.20 feet on the easterly line, which is a broken line, to a dead line on which it measures 82.85 feet.

Less and except the most northerly 5 feet of the property which was conveyed to the State of Tennessee by right-of-way deed of record in Book 5066, page 518, Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to A. M. Ray, Trustee, by deed from Emma M. Keller, a widow, of record in Book 4359, page 216, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to an easement granted Cumberland Telephone Co. by the Nashville Industrial Corporation, of record in Book 662, page 743; and to easements, setback lines and conditions of owner's certificate as shown on the plan of record in Book 4350, page 7, said Register's Office.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging unto the said Grantees, their heirs and assigns, forever; and I do covenant with the said Grantees 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 except as otherwise herein set forth. I do further covenant and bind myself, my 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.

Whenever 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 my hand this 7th day of June, 1978.

A. M. Ray Trustee
A. M. RAY, TRUSTEE

The actual consideration or value whichever is greater for this transfer is $50,000.00.

A. M. Ray Trustee
AFFIANT

Sworn to and subscribed before me, this 7th day of June, 1978.

NOTARY PUBLIC

My Commission Expires: Jan 12, 1982

STATE OF TENNESSEE)
COUNTY OF ~~DAVIDSON~~) Bedford

Before me, James L Bonner Jr, a Notary Public in and for the State and County aforesaid, personally appeared A. M. RAY, TRUSTEE, the within named bargainor, with whom I am personally acquainted, and who acknowledged that he as such Trustee, executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Shelbyville, Tennessee, this 7th day of June, 1978.

James L Bonner Jr
NOTARY PUBLIC

My Commission Expires: Jan 12, 1982

STATE OF TENNESSEE
BEDFORD COUNTY
FILED & RECORDED
JUN 9 2 26 PM '78
FELIX Z. WALDSTER
REGISTER
DAVIDSON COUNTY, TENN.

IDENTIF. REFERENCE

E.7.027.6

JUN-9-78	CONV	50,000.00			
JUN-9-78	S'TAX		B*	130.00	
JUN-9-78	PR'FEE		B*	.50	
JUN-9-78	W'DEED		B*	6.00	* 136.50