PREPARED BY:
James L. Smith, Atty., 140 N. Main St., Goodlettsville, TN 37072
n

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Ray Dean Huffines, et ux	SAME	25-4
(NAME)	(NAME)	Par 351
226 West Cedar Street		
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	BOOK 5449 PAGE 424
Goodlettsville, TN 37072		
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00)---------- *Dollars,*

cash in hand paid by Ray Dean Huffines and wife, Virginia R. Huffines, and other good and valuable considerations, the receipt of which is hereby acknowledged,

we, Zina S. Huffines and wife, Florence O. Huffines, reserving unto ourselves a life estate in and to the premises described hereinafter, and the remainder interest, we

have this day bargained and sold, and do hereby transfer and convey unto the said Ray Dean Huffines and wife, Virginia R. Huffines, their *(successors), heirs and assigns,*

certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 3 on the Map of W. C. Moncrief's Subdivision of Goodlettsville of a part of the Mathes Subdivision and a part of the abandoned right-of-way of Old Cedar Street described together according to a survey made by William Collier Parrish, Associates, February 27, 1961, as follows:

Beginning at a point in the southerly margin of the new right of way of West Cedar Street, opposite the corner of Lots Nos. 2 and 3; thence in a southerly direction along the line of Lots No. 2 and 3, 158.6 feet; thence in an easterly direction along the rear line of Lot No. 3, 75 feet to the corner of Lots 3 and 4; thence northerly 151.2 feet to the new southerly margin of West Cedar Street; thence with the margin of said street, in a westerly direction 75.4 feet to the beginning.

Being the same property conveyed to Zina S. Huffines and wife, Florence O. Huffines, by deed from Charles W. Grider and wife, Maggie Jo Grider, of record in Book 5063, page 949, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 22,000.00

Subscribed and sworn to before me, this the 30th day of May 19 79

Affiant Ray Dean Huffines

My commission expires: 4/17/83 (Affix Seal)

Notary Public Patricia A. Norris

NOTARY PUBLIC DAVIDSON COUNTY

This is improved (XX) unimproved ( ) property, known as 226 West Cedar St., Goodlettsville, TN 37072
(House Number) (Street) P. O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said Ray Dean Huffines and wife, Virginia R. Huffines, their *(successors), heirs and assigns forever.* We *covenant that* we are *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.*

We *further covenant and bind* ourselves, our *heirs and representatives to warrant and forever defend the title to said real estate to said* Ray Dean Huffines and wife, Virginia R. Huffines, their *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness our hands this 30th day of May 1979 *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

WITNESS: NOTARY PUBLIC DAVIDSON COUNTY

× Zina S. Huffines

× Florence O. Huffines

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, James E. Simpson, *a Notary Public in and for said County and State,* Zina S. Huffines and wife, Florence O. Huffines,

the within named 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 Goodlettsville, Tennessee, *this* 30th *day of* May, *19*79.

James E. Simpson *Notary Public*

Commission expires Aug 14, 1982

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 .....

9259 RECORDING FEE- CHECK

WARRANTY DEED

FROM

ZINA S. HUFFINES, ET UX

TO

RAY DEAN HUFFINES, ET UX

F. 34392

IDENTIF. REFERENCE

JUN 13 1 50 PM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
Madison Title Company
320 Gallatin Road
MADISON, TENNESSEE 37115
Representing
Chicago Title Insurance Company
CHICAGO, ILLINOIS

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

BOOK 5449 PAGE 426

RECEIVED OF _____

FOR _____

CO - CONVEYANCE	CC - CERTIFIED COPY	MS - MISCELLANEOUS
MO - MORTGAGE	MR - RELEASE	ST - STATE TAX CONVEY.
WD - WARRANTY DEED	UC - UNIFORM COMMERCIAL CODE	ST - STATE TAX MORT.
TD - TRUST & DEED		PF - PROBATE FEES

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			22500.00- CO	
			58.50 CO TX	
			.50 PRFEE	
			4.00 WDEED	
			CHECK	63.00-
9259A	06/13/79		BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F.34392

IDENTIF. REFERENCE

JUN 13 1 50 PM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 690199