This deed prepared by: (cln) Pam K. Saylors, Attorney at Law, 30 Pryor Street, S.W., Atlanta, GA

427 HIGH STREET
CHATTANOOGA, TN 37402
(615) 756-4154

# Lawyers Title Insurance Corporation

CHATTANOOGA BRANCH OFFICE

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## WARRANTY DEED

FILE NO._____

STATE OF TENNESSEE COUNTY OF DAVIDSON

THIS INDENTURE, Made the 20th day of December, 1979, between

NIKI LYNN HUFF AND DEBRA K. HUFF, HUSBAND AND WIFE

of the County of St. Charles, Missouri, and State of ~~Tennessee~~ as party or parties of the first part, hereinafter called Grantor, and

THE EQUITABLE LIFE ASSURANCE SOCIETY OF THE UNITED STATES, A NEW YORK CORPORATION

as party or parties of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH that: Grantor, for and in consideration of the sum of Ten Dollars and other good and valuable considerations in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee,

LAND in Davidson County, Tennessee, being Lot No. 55 on the Plan of the Edge-O-Lake Estates, Section IV, as of record in Book 3600, page 87 & 88 Register's Office for Davidson County, Tennessee.

SAID Lot No. 55 fronts 80 feet on the westerly margin of Rural Hill Road and runs back 155.52 feet on the northerly line and 157.29 feet on the southerly line to a line in the rear on which it measures 80.02 feet. erroneously referred to as 155.22 feet in previous conveyance

Subject to any easements or restrictions of record.

Subject to a Deed of Trust in favor of UNITED MORTGAGE SERVICING CORP. recorded in Book 4292, page 713, Register's Office for Davidson County, Tennessee. Assigned to Seamen's Bank for Savings in the City of New York in Book 4301, page 605, said Register's Office.

| Address of Grantee | Mail Tax Notice to | Map Parcel No. |
|---|---|---|
| The Equitable Life Assurance Society | same | |
| 100 Peachtree Street, N.E. | same | 2D-40190 |
| Atlanta, Georgia 30303 | same | 136-13 |
| | | 19 |

5807 01/04 1674.30- BLOCK BOOK 5551 PAGE 650

TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appeartaining, to the only proper use, benefit and behoof of Grantee forever in FEE SIMPLE.

Grantor warrants and will forever defend the right and title to the above described property unto Grantee against the claims of all persons whomsoever.

IN WITNESS WHEREOF, Grantor has signed and sealed this deed the day and year above written.

Niki L. Huff
NIKI LYNN HUFF

Debra K. Huff
DEBRA K. HUFF

IDENTIF. REFERENCE

FELIX A. ESTES, REGISTER
DAVIDSON COUNTY, TENN.
JAN 4 3 50 PM '80

F 70861

STATE OF ~~TENNESSEE~~ Mo.
COUNTY OF St Charles

On this the 19th day of December, 1979, before me personally appeared Niki Lynn Huff and Debra K. Huff to me known to be the person or persons described in and who executed the foregoing instrument and acknowledged that they executed the same as a free act and deed.

WITNESS my hand and notarial seal.

Margaret D. Gavenda
Notary Public

My Commission Expires:
MARGARET D. GAVENDA
St. Charles County
Notary Public, State of Missouri
My Comission Expires October 9, 1982

STATE OF ~~TENNESSEE~~ GEORGIA
COUNTY OF FULTON

The undersigned Grantee hereby swears or affirms that the actual consideration for this transfer, or value of the property transferred, whichever is greater is $ 58,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Candace L. Nollenberger
CANDACE L. NOLLENBERGER

Subscribed and sworn to before me on this the 11th day of December, 19 79.

Pam K. Saylors
Notary Public PAM K. SAYLORS

My Commission Expires:
Notary Public, Georgia, State At Large
My Commission Expires Sept. 29, 1981

Exhibit A

**OFFICIAL RECEIPT**

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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| | | |
|---|---|---|
| CO - CONVEYANCE | CC - CERTIFIED COPY | MISC - MISCELLANEOUS |
| MO - MORTGAGE | REL - RELEASE | CO TX - STATE TAX CONVEY |
| WD - WARRANTY DEED | UCC - UNIFORM COMMERCIAL CODE | MO TX - STATE TAX MORT |
| TD - TRUST DEED | | PRFEE - PROBATE FEE |

| DATE | SYMBOL | VALUATION | TAX AND FEES | TOTAL PAID |
|---|---|---|---|---|

58000.00- CO
150.80 CO TX
.50 PRFEE
6.00 MORTG
CHECK 157.30-
5507A01/04/60 BAL .0

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F70861

IDENTIF. REFERENCE T

JAN 4 3 50 PM '00

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

No. 735088