This instrument prepared by Ervin M. Entrekin, Attorney, 26th Floor, First American Center, Nashville, Tennessee 37238

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NOS.
Donald M. Huffines, et ux 204 Twin Hills Drive Madison, Tennessee 37115	SAME	34-3 50 & 93

BOOK 5919 PAGE 443

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), the receipt and sufficiency of which is hereby acknowledged,

Paul W. Lee and wife Faye Lee have this day bargained and sold and do hereby transfer and convey unto Donald M. Huffines and wife, Aileen Huffines, their heirs, representatives, and assigns, certain real estate in Davidson County, Tennessee, as follows:

TRACT I:

Land in Davidson County, Tennessee, being Lot No. 112 on the Plan of Shephard Hills, Section 3, of record in Book 2900, page 56, Register's Office for Davidson County, Tennessee, described as follows:

BEGINNING at a point in the southwesterly margin of Twin Hills Drive at the corner of Lots 112 and 113; thence with the line between said lots southwestwardly 229.6 feet to a ponit; thence southeastwardly 212 feet to the northerly margin of Spring Branch Drive; thence with the margin of the same northeastwardly 150 feet to the beginning of a curve; thence around said curve northwardly 31.41 feet to the westerly margin of Twin Hills Drive; thence with the margin of the same, northwardly 207.2 feet to the point of beginning.

BEING the same property conveyed to Paul W. Lee and wife Faye Lee by deed from Vernon E. Rager and wife Eva C. Rager, of record in Book 5184, page 652, Register's Office for Davidson County, Tennessee.

TRACT II:

A tract of land in the 10th Civil District of Davidson County, Tennessee, it being that part of the A. J. Coleman Tract laying adjacent to the South and East boundaries of Shepherd Hills Section No. 3 and described as follows:

BEGINNING on an iron pipe it being the common corner of Lots numbers 115 and 114 of the above mentioned subdivision; thence North 37 degrees 07 minutes west with the boundary of Lot number 114 117 feet to an iron pin the corner of Lot number 112; thence South 58 degrees 22 minutes East with the boundary of Lot number 112 212 feet to an iron pin on the margin of proposed Spring Branch Drive; thence southwardly 101.58 feet with said margin, it being a curve to the left having a radius of 465 feet to an iron pin; thence south 19 degrees 08 minutes west with the margin 44 feet to an iron pin; thence north 70 degrees 52 minutes west 251.8 feet to an iron pin on the boundary of Lot number 115; thence north 19 degrees 44 minutes west with the boundary of Lot number 115 24 feet to the point of beginning containing 0.91 acres more or less.

BEING the same property conveyed to Paul W. Lee and wife Faye Lee by deed from Vernon E. Rager and wife Eva C. Rager of record in book 5236, page 285, Register's Office for Davidson County, Tennessee.

This conveyance is subject to restrictive covenants of record in Book 2997, page 69, Register's Office for Davidson County, Tennessee.

The Plan of record in Book 2900, page 156, said Register's Office, shows an Owner's Certificate, a 30 foot minimum building setback line from Twin Hill Drive and 50 foot minimum building setback line from Spring Branch Drive and a easement for public utility purposes along the southerly line of said lot, and easement for overhand across Northeast line of property. Tract I.

Easement for flow of branch or stream across said property.

This is improved property known as 204 Twin Hills Drive, Madison, Tennessee 37115.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Donald M. Huffines and wife Aileen Huffines, their representatives, heirs and assigns forever, Paul W. Lee and wife Faye Lee, do covenant that they 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, except for current taxes and as otherwise indicated herein.

They do further covenant and bind themselves, their successors and assigns to warrant and forever defend the title to said real estate to the said Donald M. Huffines and wife, Aileen Huffines, their representatives, heirs and assigns, against the lawful claims of all persons.

IN WITNESS WHEREOF, this deed has been executed this 31 day of August, 1982.

Paul W. Lee
Paul W. Lee

Faye Lee
Faye Lee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared fefore me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Paul W. Lee and wife, Faye Lee, the bargainors, with whom I am personally acquainted and who acknowledged that they executed the wtihin instrument for the purposes therein contained.

WITNESS my hand and official seal at office in Nashville, Tennessee this 31st day of August, 1982.

Patty J. Welch
NOTARY PUBLIC

MY COMMISSION EXPIRES: 1-19-86.

PATTY J. WELCH NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater for this transfer is $70,000.00.

Subscribed and sworn to before me, this the 31st day of August, 1982.

Donald M. Huffines
AFFIANT

Patty J. Welch
NOTARY PUBLIC

MY COMMISSION EXPIRES: 1-19-86
(AFFIX SEAL)

PATTY J. WELCH NOTARY PUBLIC DAVIDSON COUNTY, TENN.

RECEIVED
AUG 31 1982
FELIX E. WILSON REGISTER
DAVIDSON COUNTY, TN

H.O. 244

IDENTIF. REFERENCE

AUG 31 1 46 PM '82

FELIX E. WILSON REGISTER
DAVIDSON COUNTY, TN

08/03 1375

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

RECEIVED OF _____ BOOK 5919 PG. 445

FOR _____

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

70000.00- CO
182.00 CO TX
.50 PRFEE
6.00 WDEED
CHECK 183.50-
1375A08/03/82 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 0 2 4 4 8

IDENTIF. REFERENCE

AUG 3 1 46 PM '82

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 894797