FORM NO. WD-1

BOOK 6274 PAGE 181

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 76,500.00

Michael P. Huffman
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF April 19 84

Eddie Harrison
Notary Public

MY COMMISSION EXPIRES: 1-28-87

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY Buck, Baker & Bramlett, 200 4th Avenue North, Suite 618, Nashville, Tennessee 37219-2180
NAME ADDRESS

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Michael P. Huffman (NAME) | The Kissell Company (NAME) | |
| 5148 Ashley Drive (STREET ADDRESS OR ROUTE NUMBER) | P.O. Box 1686 (STREET ADDRESS) | 161-6-43 |
| Nashville, TN 37211 (CITY) (STATE) (P. O. ZIP) | Springfield, Ohio 45501 (CITY) (STATE) (ZIP) | 6D-63084 |

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, David F. Gibbs and wife, Linda Diane Gibbs

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Michael P. Huffman and wife, Frieda A. Huffman

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:

LAND in Davidson County, Tennessee, being Lot No. 118 on the Plan of Huntington Park, Section 1, as of record in Book 4175, page 10, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to David F. Gibbs and wife, Linda Diane Gibbs by deed from Eldon K. Marshall and wife, Joyce Marshall of record in Book 5949, Page 508, Register' Office, Davidson County, Tennessee.

Subject to restrictions of record in Book 4225, Page 778, said Register's Office.

The Plan of record in Book 4175, Page 10, said Register's Office, shows an Owner's Certificate, a 30 foot minimum building setback line from Ashley Drive and a 10 foot easement for public utility and drainage along the rear line(s) of said lot.And a 2.5 x 25 foot utility anchor easement located on the northwesterly corner of said lot.

Grantees herein agree to assume a deed of trust executed by Eldon K. Marshall and wife, Joyce marshall to Richard D. Cahoy, Trustee, of record in Book 4706, page 437, said Register's Office, to secure to Mortgage Associates, Inc. (now The Kissell Company) an indebtedness in the amount of $32,850.00.

Subject to a 2nd mortgage deed to trust to David F. Gibbs and wife, Linda Diane Gibbs in the amount of $18,968.17, which is being placed of record with this instrument.

CHECK

This is unimproved (  ) improved (X) property, known as 5148 Ashley Drive, Nashville, TN 37211
(House Number) (Street) (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 hand s this 18th day of April , 19 84

David F. Gibbs
David F. Gibbs

Linda Diane Gibbs
Linda Diane Gibbs

STATE OF TENNESSEE
Davidson County

BOOK 6274 PAGE 182

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named David F. Gibbs and wife, Linda Diane Gibbs

the bargainors, 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 18th day of April, 19 84.

Commission expires 1-18-87

J. Eddie Montgomery
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 upon (their several oaths) (his oath) acknowledged (themselves) (himself) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he) (they) as such _____ 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

# WARRANTY DEED

FROM

~~David F. Gibbs~~

~~Linda Diane Gibbs~~

TO

Michael P. Huffman

Frieda A. Huffman

I 1 6 3 2

IDENTIF. REFERENCE

APR 19 1 56 PM '84

PREPARED BY:

BUCK, BAKER & BRAMLETT
200 4th Ave., North
Suite 618
Nashville, Tennessee 37219-2180

Phone: (615) 244-8100

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

RECEIVED OF _____

FOR _____

BOOK 6274 PAGE 183

| | | |
|---|---|---|
| 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 |
|---|---|---|---|---|
| | | | 76500.00- CAMT. | |
| | | | 198.90 MSTAX | |
| | VD | | 198.50- MSTAX | |
| | | | 198.90 CSTAX | |
| | | | .50 PRFEE | |
| | | | 6.00 MDEED | |
| | | | CHECK | 205.40- |
| | | | 9867404/15/84 BAL | .01 |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

T.I.G.I.C. 2

IDENTIF. REFERENCE

APR 10 1 55 PM '84

No. 29585