Return to: WALT, DYER & JAMES
C-301, 2002 RICHARD JONES RD.
NASHVILLE, TN 37215

BOOK 6360 PAGE 841

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$107,500.00 Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF August 19 84

Notary Public

MY COMMISSION EXPIRES: 10/19/86

THIS INSTRUMENT WAS PREPARED BY
LEON SHARBER, ATTORNEY, SUITE 100, 325 PLUS PARK BLVD., NASHVILLE, TENNESSEE 37217
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
David K. Huffman (NAME)	[illegible] (NAME)	OH-06715
4046 Crestridge Drive (STREET ADDRESS OR ROUTE NUMBER)	159 MARION AVE (STREET ADDRESS)	132-1
Nashville, TN 37204 (CITY) (STATE) (P. O. ZIP)	MEMPHIS TN 38107 (CITY) (STATE) (ZIP)	209

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, Elfriede Frano and husband, Josef Frano

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO David K. Huffman and wife, Dorothy J. 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. 26 on the Plan of Brookhaven Estates, as of record in Book 1835, pages 49, 50 and 51, Register's Office for said County.

Said lot fronts 150 feet on the southeasterly side of Crestridge Drive and runs back 306.6 feet on the northeasterly line and 301.4 feet on the southwesterly line to a dead line, measuring 150.1 feet thereon.

BEING the same property conveyed to Elfriede Frano by quitclaim deed from Janka Bahr, of record in Book 6017, page 80, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to restrictive covenants filed of record in Book 1969, page 609, said Register's Office, and all other existing easements and building setback lines of record.

1 4 3 4 5 2

IDENTIF. REFERENCE

AUG 16 11 07 AM '84

DAVIDSON COUNTY, TN

CHECK

This is ( ) unimproved (xx) improved property, known as 4046 Crestridge Drive (House Number) (Street) Nashville, TN 37204 (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 10th day of August, 19 84

Elfriede Frano
Elfriede Frano
by: Leon Sharber, Attorney in fact

Josef Frano
Josef Frano
by: Leon Sharber, Attorney in fact

2582

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STATE OF TENNESSEE }

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

the bargainor___, with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____, Tennessee, this _____ day of _____ 19___.

Commission expires _____ _____
Notary Public

STATE OF TENNESSEE }

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 (his oath) (their several oaths) acknowledged (himself) (themselves) 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

Elfriede Frano and husband,

Josef Frano

TO

David K. Huffman and wife,

Dorothy J. Huffman

Return to:
LEON SHARBER, ATTORNEY
325 PLUS PARK BOULEVARD
NASHVILLE, TENNESSEE 37217

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Leon Sharber, to me known to be the person who executed the foregoing instrument in behalf of Elfriede Frano and husband, Josef Frano and acknowledged that he executed the same as the free act and deed of said Elfriede Frano and husband Josef Frano.

Witness my hand and official seat at Nashville, Tennessee, this 10th day of August, 1984.

Lynda Kaye Jones
Notary Public

LYNDA KAYE JONES NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires: 10/19/86

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

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CO -CONVEYANCE
MO -MORTGAGE
WD -WARRANTY DEED
TD -TRUST DEED

CC -CERTIFIED COPY
REL -RELEASE
UCC -UNIFORM COMMERCIAL CODE

MISC -MISCELLANEOUS
CO TX -STATE TAX CONVEY
MO TX -STATE TAX MORT
PRFEE -PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

107500.00- CAMT.
279.50 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 286.00-
2682A08/16/84 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

14345 2

IDENTIF. REFERENCE

AUG 16 11 07 AM '84

REGISTER
DAVIDSON COUNTY, TN

No.0061451