File 1

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 67,861.06

X David L. Huggins
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF MARCH, A.D. 1985

Laura A. Davis
Notary Public

MY COMMISSION EXPIRES: 1-10-88

(AFFIX SEAL)

NOTARY PUBLIC TENNESSEE DAVIDSON COUNTY

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THIS INSTRUMENT WAS PREPARED BY
SATURN & MAZER, Attorneys, 212 Third Avenue, North, Nashville, Tennessee 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
DAVID L. HUGGINS et ux (NAME)	AMSOUTH MORTGAGE COMPANY, INC. (NAME)	75-4 [illegible]
4705 Phoenix Drive (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 847 (STREET ADDRESS)	127
Hermitage, Tenn. 37076 (CITY) (STATE) (P. O. ZIP)	Birmingham, Alabama 35201 (CITY) (STATE) (ZIP)	4D 65000

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, GEORGE G. DAVY and wife, TERESA A. DAVY,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO DAVID L. HUGGINS and wife, LYNN HUGGINS,

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. 338 on the Plat of Tulip Grove, Section 6, of record in Plat Book 4460, Page 19, Register's Office for said County.

SAID Lot No. 338 fronts 95.4 feet on the northerly margin of Phoenix Drive and extends back between lines 143.0 feet on easterly line and 135.88 feet on the westerly line to a line on the rear on which it measures 78.32 feet.

BEING the same property conveyed to George G. Davy by deed from George F. Purnell and wife, Voncile E. Purnell, of record in Book 5533, page 405, Register's Office for Davidson County, Tennessee. The said Teresa A. Davy, wife of George G. Davy, joins in this conveyance for whatever right she might have in said property.

IT IS understood and agreed that part of the consideration for the transfer of this property is the agreement of the Grantees to assume the unpaid balance of a note secured by a first mortgage Deed of Trust to Engel Mortgage Company, (now AmSouth Mortgage Company) of record in Book 5399, page 27, Register's Office for Davidson County, Tennessee, and also that the escrow account in connection with the aforesaid Deed of Trust is hereby transferred to the said Grantees.

This is improved (XX) unimproved ( ) property, known as 4705 Phoenix Drive, Hermitage, Tennessee 37076
(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 13th day of March, 19 85

George G. Davy
GEORGE G. DAVY

Teresa A. Davy
TERESA A. DAVY

STATE OF TENNESSEE
Davidson County

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THE UNDERSIGNED

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named GEORGE G. DAVY and wife, TERESA A. DAVY,

the 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 Nashville, Tennessee, this 13th day of March 19 85.

Commission expires 1-10-89

Janet L. Davis
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 (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

3571 03/14 183.04- CHECK

WARRANTY DEED

FROM
GEORGE G. DAVY, et ux

TO
DAVID L. HUGGINS et ux

PLEASE FILE BOX "7"

PREPARED BY:
SATURN & MAZER
Attorneys at Law
212 Third Avenue, North
Nashville, Tennessee 37201
Phone: (615) 259-3666

189031

IDENTIFICATION REFERENCE

MAR 14 11 21 AM '85

DAVIDSON COUNTY, TN

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

67861.06- CAMT.
176.54 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 183.04-
857 | A03/14/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 8 9 0 3 1

IDENTIF. REFERENCE

MAR 14 11 21 AM '85

REGISTER OF DAVIDSON COUNTY, TN

No. 115763