ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
David S. Huggins, III, et	ux CITIZENS AND SOUTHERN MORTGAGE CO.	OH-09512
(NAME)	(NAME)	
939 Robertson Academy Rd.	P.O. BOX 656	132-13-49
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tenn. 37220	TUCKER, GA 30085-0656	
(CITY) (STATE) (ZIP CODE)	(CITY) (STATE) (ZIP CODE)	

WARRANTY DEED BOOK 6576 PAGE 395

For and in consideration of the sum of

---------- Ten and no/100 ---------- DOLLARS

and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, we, the undersigned, Cortez A. Cooper, Jr., and wife, Patricia S. Cooper,

have bargained and sold, and by these presents do transfer and convey unto the said David S. Huggins, III, and wife, Tina C. Huggins

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 32 on the Plan of Oak Hill Valley Subdivision as of record in Book 1835, pages 15 and 16, Register's Office for said County, as corrected and described according to a survey made by Hart-Freeland-Roberts, Inc., dated April 20, 1977, as follows:

Beginning at an iron pin set in the south margin of Robertson Academy Road at the corner of Lots Nos. 32 and 33; thence, with the line between said lots, south 2° 40', 30" west, 166.56' to an iron pin, the corner of Lots Nos. 32 and 31; thence, with the line between Lots Nos. 31 and 32, north 87° 11', 20" west, 265.00' to a concrete monument in the easterly margin of Oak Valley Lane; thence, with the margin in the same, north 2° 39', 56" east, 141.56' to a concrete monument, the beginning of a curve, having a length of 37.27'; thence around said curve to a concrete monument in the southerly margin of Robertson Academy Road; thence with the margin of the same, south 87° 20' 4" east, 240.00' to the point of beginning.

Being the same property conveyed to Cortez A. Cooper, Jr., and wife, Patricia S. Cooper, by deed from Paul G. McFarland, and wife, Sara S. McFarland, of record in Book 5350, page 158, Register's Office for Davidson County, Tennessee.

Subject to Sanitary Sewer and Storm Drainage Easement of record in Book 6303, page 800, said Register's Office; restrictive covenants of record in Book 1788, page 186, Book 1809, page 539, Register's Office for Davidson County, as modified by Order of the Chancery Court for said County in the case of McFarland, et ux, v. Hicks, of record in Book 5262, page 646, said Register's Office; Plan of record in Book 1835, pages 15 and 16, said Register's Office; easement for the flow of a creek; and 1985 taxes.

This is unimproved ( ) improved (X) property, known as 939 Robertson Academy Road (House Number) (Street)

Nashville, Tennessee 37220

(P. O. Address) (City or Town) (Zip Code)

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.

Whenever 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 hands this 29th day of May, 19 85.

Cortez A. Cooper, Jr.

Patricia S. Cooper

STATE OF TENNESSEE
COUNTY OF DAVIDSON

6576 396

Personally appeared before me, [illegible], a Notary Public in and for said County and State, the within named Cortez A. Cooper, Jr., and wife, Patricia S. Cooper

the bargainor S, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 29th day of May, 19 85.

My commission expires Jan 19, 1986 Notary Public

STATE OF TENNESSEE
COUNTY OF _____

Before me, _____, a Notary Public of the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged _____ to be the _____ and _____ respectively of _____, the within named bargainor, a corporation, and that _____ as such _____ and _____, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by the said _____ as _____ and attesting the same by the said _____ as _____.

Witness my hand and seal, at office in _____, this _____ day of _____, 19____.

_____ Notary Public

Commission expires _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer or value of property (whichever is greater) is $ 143,000.00
This is equal to or greater than the property would bring at a fair and voluntary sale.

David S. Huggins, III

Sworn to and subscribed before me
this 29th day of May, 19 85.

My commission expires Jan 19, 1986 Notary Public

This instrument was prepared by:
Richard L. Cummings, Attorney, 401 Brook Hollow Rd., Nashville, TN 37205
Name Address

J 1 1 0 7 0

IDENTIFICATION REFERENCE

JUN 7 9 58 AM '85

FELIX A. HILLSMAN JR. REGISTER
DAVIDSON COUNTY, TN

3747 WARRANTY DEED

FROM
CORTEZ A. COOPER, JR.
AND
PATRICIA S. COOPER

TO
DAVID S. HUGGINS, III
AND
TINA C. HUGGINS

Ticor Title Insurance Company
Public Square Building
344 4th Avenue North
NASHVILLE, TENNESSEE 37219

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

RECEIVED OF _____

FOR _____

BOOK 6576 PAGE 397

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

143000.00- CAMT.
371.80 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 378.30-
5747A06/07/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

FEE 10.70

IDENTIF. REFERENCE

JAN 7 9 59 AM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 142232