BOOK 6578 PAGE 570

ADDRESS NEW OWNER AND
SEND TAX BILLS
Don Huffines
506 Greer Road
Goodlettsville, TN. 37072

This instrument prepared by:
CARL H. OLDHAM
Attorney at Law
Hendersonville, Tennessee
Map 17
Parcel 2
10D-16990

mail

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable considerations, ANNIE LEE GALBREATH TAYLOR AND HUSBAND,CHARLES TAYLOR, hereinafter called the GRANTOR, has this day bargained and sold and by these presents does transfer and convey unto DON B. HUFFINES AND WIFE, PEGGY S. HUFFINES, as tenants by the entirety, hereinafter called the GRANTEE, their heirs, successors and assigns forever, the following described property, to wit:

A tract or parcel of land located, lying and being in the 10th Civil District of Davidson County, Tennessee, described according to an unrecorded survey dated May 25, 1977, made by Cole Surveying Service, White House, Tennessee, described as follows, to-wit:

Beginning at a nail in the center of Greer Road, a corner to Pauline Galbreath whose Deed is of record in Book 3804, Page 746, Register's Office for Davidson County, Tennessee; thence, with the line of said Pauline Galbreath S. 56 deg. 09 min. W 478.10 feet to an iron pin; thence, N 5 deg. 30 min. E. 642.65 feet to an iron spike in the center of said Greer Road; thence, with the center line of said Road for 3 calls; S 57 deg. 57 min. E 81.90 feet, S. 49 deg. 25 min. E. 85.00 feet and S. 37 deg. 00 min. E. 340.41 feet to the beginning, containing 2.94 acres.

Being the same property conveyed to Annie Lee Galbreath Taylor and husband Charles Taylor by deed from Dolores Strasser, Harriet Carter Moreland, David Galbreath and Annie Lee Galbreath, of record in Book 5173, Page 770, Register's Office for Davidson County, Tennessee.

The improvements on said property are taken "as is". No warranty as to same are made.

1985 taxes are prorated and to be paid by Grantee.

Subject to all restrictions and easements of record.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title and interest thereto belonging to the GRANTEE, their heirs, successors and assigns, forever.

CARL H. OLDHAM
ATTORNEY AT LAW
365 WEST MAIN STREET
HENDERSONVILLE, TENNESSEE
37075
615-824-0989

FILED FOR RECORD AND RECORDED
DAVIDSON COUNTY, TN
JUN 11 9 22 AM 1985

IDENTIFICATION REFERENCE

111770

AND THE GRANTOR covenants with the GRANTEE that they are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered.

THE GRANTOR further covenants and binds themselves, their heirs, successors and assigns to warrant and defend the title to the said land to the GRANTEE their heirs, successors and assigns against the lawful claims of all persons whomsoever.

Part of the consideration of this conveyance is secured by a deed of trust recorded simultaneously herewith.

IN WITNESS WHEREOF, the GRANTOR has hereunto set their hands on this the 7 day of June, 1985.

Annie Lee Galbreath Taylor — Charles Taylor

ANNIE LEE GALBREATH TAYLOR — CHARLES TAYLOR

STATE OF TENNESSEE
COUNTY OF SUMNER

On this the 7 day of June, 1985, before me personally appeared ANNIE LEE GALBREATH TAYLOR to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument and acknowledged that she executed the same as her free act and deed.

Witness my hand and official seal at Hendersonville, Tennessee, this the 7 day of June, 1985.

Paulette L. Oldham
NOTARY PUBLIC

My Commission Expires:
June 15, 1986

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 7th day of June, 1985, before me personally appeared CHARLES TAYLOR, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument and acknowledged that he executed the same as his free act and deed.

Witness my hand and official seal at NASHVILLE Tennessee, this the 7th day of ~~May~~ JUNE, 1985.

Bernard D. Mason
NOTARY PUBLIC

My Commission Expires:
June 15, 1986

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value whichever is greater for this transfer is $ 29,900.00.

Peggy D Huffines
AFFIANT

Subscribed and sworn to before me, this the 7 day of June, 1985.

Paulette L. Oldham
NOTARY PUBLIC

My Commission Expires:
1-21-87

CARL H. OLDHAM
ATTORNEY AT LAW
365 WEST MAIN STREET
HENDERSONVILLE, TENNESSEE
37075
615-824-0989

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 6578 PAGE 572

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
			29900.CO- CAMT	
			77.74 CSTAX	
			.50 PRFEE	
			6.00 WDECO	
			CHECK	84.24-
6669A06/11/85			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

J. 1. 7. 0.

IDENTIF. REFERENCE

JUN 11 9 22 AM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 143126