223 . 81

FILE BOX 45

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 44,000.00

Barbara A. Huffaker
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 30th DAY OF April 19 87

Patricia Pritchett
Notary Public

MY COMMISSION EXPIRES 9/9/89

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

RICHARD A. NORTHCUTT - 1161 Murfreesboro Road - Suite 340 - Nashville, TN 37217

NAME ADDRESS

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Barbara A. Huffaker (NAME)	Capitol Mortgage Corporation (NAME)	Map 44-11
407 Cleves Street (STREET ADDRESS OR ROUTE NUMBER)	1100 Kermit Drive, Suite 206 (STREET ADDRESS)	Parcel 144
Old Hickory, TN 37138 (CITY) (STATE) (P.O. ZIP)	Nashville, TN 37217 (CITY) (STATE) (ZIP)	04D43250

FOR AND 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, Randall Travis Blackwell and wife, Regina Blackwell

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Barbara A. Huffaker, unmarried

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

BEING Lot No. 9 on the Plan of Village of Old Hickory, Section "A", of record in Plat Book 1424, page 68, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Randall Travis Blackwell and wife, Regina Blackwell, by deed from Samuel R. Pierce, Jr., of record in Book 6944, page 955, said Register's Office.

21645

IDENTIFICATION REFERENCE

MAY 4 1 24 PM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

( ) unimproved ( ) improved (XX) property, known as 407 Cleves Street, Old Hickory, TN 37138
(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 heir 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 30th day of April 19 87

Regina Blackwell

Randall Travis Blackwell

STATE OF TENNESSEE
COUNTY OF Davidson

BOOK 7223 PAGE 815

Personally appeared before me, the undersigned a Notary Public in and for said County and State, the within named Randall Travis Blackwell and wife, Regina Blackwell

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 30th day of April 19 87

Commission Expires July 10, 1990

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, a Notary Public within and for the State and County aforesaid, personally appeared and with whom I am personally acquainted and who (or proved to me on the basis of satisfactory evidence) upon (his oath / their several oaths) acknowledged (himself / themselves) to be the and respectively of the the within named bargainor, and corporation, and that (he / they) as such and being authorized so to do, execute 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

Randall Travis Blackwell
Regina Blackwell

TO

Barbara A. Huffaker

RETURN TO:

METROPOLITAN ESCROW, INC.
1161 Murfreesboro Road
Suite 340
Nashville, TN 37217

RICHARD A NORTHCUTT
ATTORNEY AT LAW
1161 Murfreesboro Road
Suite 316
Nashville, TN 37217

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

RECEIVED OF _____

FOR _____

BOOK 7223 PAGE 816

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

44000.00- CAMT.
123.20 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 129.70-
2293A05/04/87 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

21645

IDENTIFI REFERENCE

MAY 4 1 24 PM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 76937