Box 8 Cg

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FRDWP15 06/08/87ewd

THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS (FRD)
2700 First American Center
Nashville, Tennessee 37238

GENERAL WARRANTY DEED

Address New Owner(s)	Mortgagee	Map-Parcel Number(s)
David K. Huffman, Jr. and wife, Graeme K. Huffman 2803 Acklen Avenue Nashville, Tennessee 37212	Troy & Nichols, Inc. P.O. Box 4025 Monroe, LA 71211-4025	104-11-55 24W-06465

Send tax bills to: Owner ____
Mortgagee X

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, HARRY INGLE MARTIN, III and wife, ANNE FRASER MARTIN ("Grantors") have bargained and sold, and by these presents do transfer and convey unto DAVID K. HUFFMAN, JR. and wife, GRAEME K. HUFFMAN ("Grantees"), their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Lot No. 2 of Block 4 on the Plan of Fairfax Place as of record in Book 547, page 137 and 138, Register's Office for said County.

Said Lot No. 2 fronts 60.0 feet on the south side of Acklen Avenue and runs back 157.71 feet on the easterly side and 158.17 feet on the westerly side to a dead line in the rear on which it measures 60.0 feet thereon.

Being the same property conveyed to Grantors by deed from Mark Roger Mitchel and wife, Katherine Prall Mitchell of record Book 6584, page 922, said Register's Office.

This is improved property known as:
2803 Acklen Avenue
Nashville, Tennessee 37212

Said property is conveyed subject to the following matters:

1. Real property taxes for 1987.

2. Restrictive covenants contained in deed of record in Book 754, page 309, Register's Office for Davidson County, Tennessee.

3. Plan of record in Book 547, page 137, said Register's Office.

4. Applicable building and zoning restriction.

5. Such matters as an accurate survey would show.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title, and interest thereto belonging to

Grantees, their heirs and assigns, forever. Grantors covenant that, subject to the matters set forth above, Grantors are lawfully seized and possessed of said land in fee simple, have good right to convey it, and that same is unencumbered.

Grantors further covenant and bind themselves and their heirs and representatives, to warrant and forever defend the title to said land to Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever except claims arising out of the matters set forth above.

Whenever used, the singular shall include the plural and the plural the singular and the use of any gender shall be applicable to all genders.

WITNESS our hands this 8th day of June 1987, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Harry Ingle Martin, III
HARRY INGLE MARTIN, III

Anne Fraser Martin
ANNE FRASER MARTIN

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before, the undersigned, a Notary Public in and for the State and County aforesaid, Harry Ingle Martin and wife, Anne Frazer Martin, the within named bargainors, 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, at office, this 8th day of June, 1987.

Notary Public

My Commission Expires:

10-24-88

34375

IDENTIFICATION REFERENCE

JUN 9 10 51 AM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

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The actual consideration for this transfer or value of property conveyed (whichever is greater) is $ 113,000.00.

David K. Huff Jr.
Affiant

Sworn to and subscribed before me this 8th day of June, 1987.

Notary Public

My Commission Expires:

10-24-88

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
			113000.00-	CAMT.
			316.40	CSTAX
			.50	PRFE
			9.00	WDE D
			CHECK	325.90-
			6929A06/10/87 BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

3. 4. 3. 7. 5.

IDENTIFICATION REFERENCE

JUN 9 10 51 AM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 91276