THIS INSTRUMENT PREPARED BY:

Hcmer R. Ayers, Attorney at Law
Bank of Goodlettsville, Ste. 201
112 Long Hollow Pike
Goodlettsville, TN 37072

WARRANTY DEED

BOOK 7909 PAGE 473

| ADDRESS NEW OWNERS: | PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES: | MAP-PARCEL NOS. |
|---|---|---|
| Joe B. Huffine, et ux<br>P.O. Box 761<br>Goodlettsville, TN 37072 | Same | 18-12<br>58 |

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, BRODIE WILKINSON and wife, MAVELLA H. WILKINSON, hereinafter referred to as the "GRANTORS", have bargained and sold, and by these presents do transfer and convey unto the said JOE B. HUFFINE and wife, O'GEAL HUFFINE, hereinafter referred to as 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. 13 on the Plan of Emerald Cove, a planned unit development, the plat of which is recorded Book 6900, pages 629-631, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more accurate and complete description of the metes and bounds of said property and the common areas.

BEING a part of the same property conveyed to Brodie Wilkinson by Substitute Trustee's Deed from Judy P. Adkins, Substitute Trustee, of record in Book 5989, page 686, Register's Office for Davidson County, Tennessee.

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 Brodie Wilkinson and wife, Mavella H. Wilkinson, the GRANTORS, do covenant with the said GRANTEES, that they lawfully seized and possessed of said land in fee simple, have a good right to convey it and warrant that the same is unencumbered, except that which appears of record.

1. 1989 taxes, which are a lien but not yet due and payable, and which will be paid in full by the Grantors, when due.

2. Building setback lines, easements, and other matters shown on the Plan of Emerald Cove of record in Book 6900, page 631, said Register's Office.

3. An easement for sanitary sewers granted to the City of Goodlettsville by instrument of record in Book 4956, page 181, said Register's Office.

4. Subject to a Deed of Dedication to Madison Suburban Utility District for water mains of record in Book 7653, page 282, said Register's Office.

And Brodie Wilkinson and wife, Mavella H. Wilkinson, the GRANTORS, do further covenant and bind themselves, 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.

FLOYD WILKINSON and wife, JUDITH WILKINSON, join in this conveyance to convey any and all right, title, or interest which they may have in the property hereinabove described, but they make no warranties, whatsoever, with respect to the said property conveyed.

WITNESS our hands on this the 19 day of July, 1989, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Floyd Wilkinson
FLOYD WILKINSON

Brodie Wilkinson
BRODIE WILKINSON

Judith Wilkinson
JUDITH WILKINSON

Mavella H. Wilkinson
MAVELLA H. WILKINSON

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Brodie Wilkinson and wife, Mavella H. Wilkinson, the bargainors, with whom I am personally acquainted and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal, this the 19 day of July, 1989.

NOTARY PUBLIC

My Commission Expires: 10-17-89

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Floyd Wilkinson and wife, Judith Wilkinson, the bargainors, with whom I

am personally acquainted and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal, this the 19 day of July, 1989.

Harold L. Pinnell
NOTARY PUBLIC

My Commission Expires: 10-17-89

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

The actual consideration or value, whichever is greater, for this transfer is $79,000.00.

Brodie Wilkinson
Affiant

Sworn to and subscribed before me, this the 19 day of July, 1989.

Harold L. Pinnell
NOTARY PUBLIC

My Commission Expires: 10-17-89

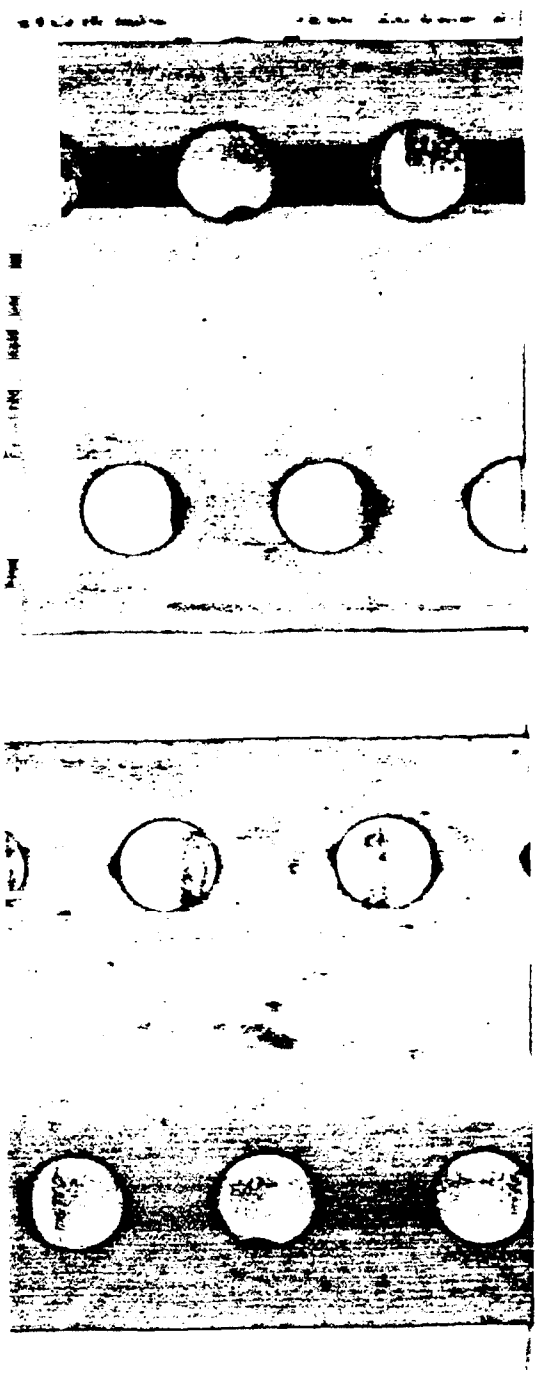
55933

IDENTIF. REFERENCE

AUG 8 9 51 AM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

3518 08/08 0101 03CHECK 270.70



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

RECEIVED OF _____

FOR _____

BOOK 7909 PAGE 476

| | | |
|---|---|---|
| CO - CONVEYANCE | CC - CERTIFIED COPY | MISC - MISCELLANEOUS |
| MO - MORTGAGE | REL - RELEASE | CO TAX - STATE TAX CONVEY |
| WD - WARRANTY DEED | UCC - UNIFORM COMMERCIAL CODE | MO TAX - STATE TAX MORT |
| TD - TRUST DEED | | PRFEE - PROBATE FEE |

| DATE | SYMBOL | VALUATION | TAX AND FEES | TOTAL |
|---|---|---|---|---|

| | |
|---|---|
| CAMT | 79000.00 |
| CON TX | 260.70 |
| PRFEE | 1.00 |
| MDEED | 9.00 |
| TOTAL | 270.70 |
| CHECK | 270.70 |

08/08/89 01 09:53 0001 3518

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

55933

IDENTIF. TREFERENCE

AUG 8 9 51 AM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 236825