PREPARED BY (AND RETURN TO):
WILKINS & IVEY, Attorneys
2405 Crestmoor Road; P.O. Box 150157
Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746

W & I Ref: (KD) (Title No: 33254)
Dav. Co. File: Box 8

PERCY WILKINS JR. NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

State of Tennessee
County of Davidson
The actual consideration or value, whichever is greater, for this transfer is: $ 85000.00

Affiant

Sworn and subscribed before me this 14th day of June, 1993.

Notary Public

My Comm. Expires: 7/27/96

ADDRESS NEW OWNER:
David K. Huffman
Dorothy J. Huffman
414 Fairfax Avenue
Nashville, Tennessee 37212

RESPONSIBLE FOR PAYMENT OF TAXES:
SAME

MAP-PARCEL NUMBERS
104-10-142

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Phyllis J. Garriott and Carolyn P. Elrod,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **David K. Huffman and spouse, Dorothy J. Huffman,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

LAND in Davidson County, Tennessee, being the easterly 45 feet of Lot no. 105 and the westerly 10 feet of Lot No. 104 on the unrecorded map showing the subdivision of R. W. Grizzard's Subdivision of part of the Bosley Tract, not of record.

SAID parts of said lots adjoin and front together 55 feet on the northerly side of Fairfax (or Jones) Avenue, and extend back between parallel lines 200 feet, more or less, to a dead line on the southerly side of an alley.

BEING part of the same property conveyed to Mrs. Azalia Krengel Patton by deed from Donald F. Houser and wife, Nell Houser, of record in Book 1306, Page 152, said Register's office. The said Azalia Krengel Patton has since died intestate, leaving the undersigned Phyllis J. Garriott and Carolyn P. Elrod as her sole heirs at law. An Affidavit of Heirship, pursuant to the provisions of 30-2-712 of the Tennessee Code Annotated, has been executed by the said heirs at law and Ellen Evans Choate, and is being recorded concurrently herewith.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.
This is improved property, known as: 414 Fairfax Avenue, Nashville, Tennessee 37212

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

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 14th day of June, 1993.

Phyllis J. Garriott

Carolyn P. Elrod

State of Tennessee
County of Davidson

On this 7th day of June, 1993, before me the undersigned authority, personally appeared **Phyllis J. Garriott**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

CHRISTY ANN WILKINS NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires: Sept 16, 1995

Notary Public

State of Tennessee
County of Davidson

On this 14th day of June, 1993, before me the undersigned authority, personally appeared **Carolyn P. Elrod**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: 7/27/96

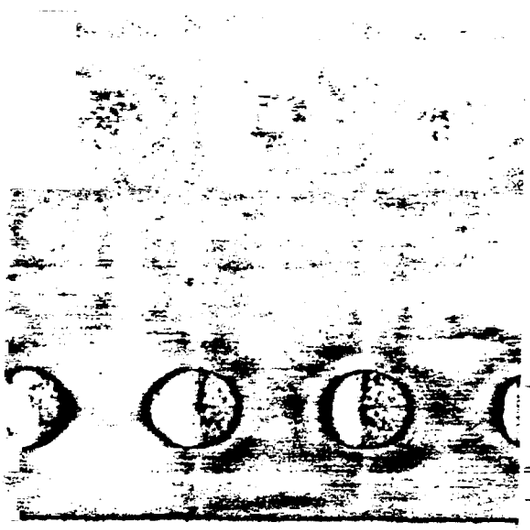
PERCY WILKINS JR. NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

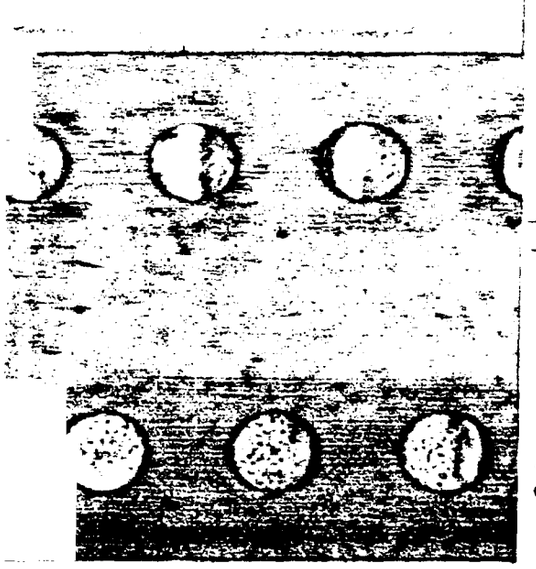
Notary Public

31633
IDENTIF. ◆ REFERENCE

93 JUN 18 AM 9:48
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

9007 06/18 0101 03CHECK 323.50





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

RECEIVED OF _____

FOR _____

BOOK 8985 PAGE 828

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

CAMT	85000.00
CON TX	314.50
PRFEE	1.00
[illegible] BANK	8.00
TOTAL	323.50
CHECK	323.50

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

06/18/93 01 09:48 0001 9007

31633
IDENTIF. # REFERENCE

93 JUN 18 AM 9:48

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 664263