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: (ljh) (Title No: 34324)
Dav. Co. File: Box 8

PERCY [illegible] VS JR.
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
EXP. 7/27/96

**State of Tennessee**
**County of Davidson**
The actual consideration or value, whichever is greater, for this transfer is: $ 62500.00

Willie M. Epps
Affiant

Sworn and subscribed before me this 27th day of December, 1993.

Notary Public

My Comm. Expires:

| ADDRESS NEW OWNER: | RESPONSIBLE FOR PAYMENT OF TAXES: | MAP-PARCEL NUMBERS |
|---|---|---|
| Willie M. Epps<br>5247 Buena Vista Pike<br>Nashville, TN 37218 | Leader Federal Bank for Savings<br>158 Madison Avenue<br>Memphis, Tennessee 38101-0275 | 049-00-064 |

# *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 **Kenneth Roy Huggins, Julia Ann Huggins, Henry Vance Huggins and Nancy E. Huggins, as the heirs at law of Mavis M. Huggins,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Willie M. Epps, a single person,** 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 the 13th Civil District of Davidson County, Tennessee, described according to a survey made by Hickerson-Miller, Engineers, Surveyors, October 6, 1958, as follows:

Beginning at a point on the westerly margin of Buena Vista Pike at the northeast corner of the property conveyed to Delbert V. Read and wife, by deed from David A. Wheatley, and wife, of record in Book 3031, page 143, Register's Office for said County; thence, with said Read's northern boundary line, westwardly 439.2 feet to said Read's northwest corner; thence north 7 degrees, 30' minutes west 100 feet; thence eastwardly 430.4 feet to the westerly margin of said Pike; thence with same south 12 degrees 30' east 100 feet to the beginning.

Being the same premises conveyed to Edna McIllwain by deed from David A. Wheatley and wife, Susie R. Wheatley of record in Book 3096, page 583, said Register's Office. The said Edna McIllwain having since died and the will of Edna Wood McIllwain of record in Will Book 140, page 56, Probate Court Clerk's Office for Davidson County, Tennessee, having devised subject property to Kermit Wood McIllwain and Mavis Elizabeth McIllwain Huggins. By deed of record in Book 6059, page 733, Register's Office for Davidson County, Tennessee, the said Kermit W. McIllwain conveyed his interest in subject property to Mavis M. Huggins, the said Mavis M. Huggins having since died.

**Description Reference:** The description is the same as that used in the last deed prior to this transaction..

This conveyance is subject to a 20-foot easement for sanitary sewers and/or storm drainage across/along the northeasterly line of said property and 10-foot temporary construction easement west of and adjacent thereto, all as granted to Metropolitan Government by instrument of record in Book 7681, page 342, and any and all matters shown on the herein referenced Plan of record in said Register's Office.

This instrument is executed on behalf of Kenneth Roy Huggins by Henry Vance Huggins and on behalf of Julia Ann Huggins by Nancy Elizabeth Huggins as Attorney in Fact pursuant to a Power of Attorney being recorded concurrently herewith. The affidavit of said Attorney in Fact is attached as "Exhibit A" to or on this instrument and incorporated herein by reference.

**This is improved property, known as:** 5247 Buena Vista Pike, Nashville, TN 37218

**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 27th day of December, 1993.

Kenneth Roy Huggins

**Kenneth Roy Huggins, By: Henry Vance Huggins, Atty-In-Fact**

Henry Vance Huggins

**Henry Vance Huggins**

Julia Ann Huggins

**Julia Ann Huggins, by: Nancy E. Huggins, Atty-In-Fact**

Nancy E. Huggins

**Nancy E. Huggins**

**State of Tennessee**
**County of Davidson**

On this 27th day of December, 1993, before me, the undersigned authority, personally appeared **Henry Vance Huggins and Nancy E. Huggins**, 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.

PERCY WILKINS JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 7/27/96

My Commission Expires: _____ Notary Public

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 **Henry Vance Huggins**, with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument on behalf of **Kenneth Roy Huggins**, as Attorney-in-Fact, as the free act and deed of the said Principal.

Witness my hand and official seal at Nashville, Tennessee, this the 27th day of December, 1993.

PERCY WILKINS JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 7/27/96

My Commission Expires: _____ Notary Public
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 **Nancy E. Huggins**, with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument on behalf of **Julia Ann Huggins**, as Attorney-in-Fact, as the free act and deed of the said Principal.

Witness my hand and official seal at Nashville, Tennessee, this the 27th day of December, 1993.

PERCY WILKINS JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 7/27/96

My Commission Expires: _____ Notary Public

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## EXHIBIT "A"
To
## WARRANTY DEED

**FROM: Kenneth Roy Huggins/Julia Ann Huggins and Henry Vance Huggins/Nancy E. Huggins**

**TO: Willie M. Epps**

## A F F I D A V I T

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited was executed by the undersigned as attorney-in-fact for the principal thereon shown.

2. That the execution is proper and within the scope of the power-of-attorney referenced in the instrument.

3. That at the time of execution of said document the Affiant had no knowledge or notice of the termination of the power-of-attorney, either by revocation or by the principal's death, disability, or incapacity.

Further the Affiant Saith not.

References to the singular include the plural, when applicable.

Henry Vance Huggins

**Henry Vance Huggins, Affiant**

Nancy E Huggins

**Nancy E. Huggins, Affiant**

Sworn to and subscribed before me this

27th day of December, 1993

Notary Public

PERCY WILKINS JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

EXP. 7/27/96

My Commission Expires:_____

8357 12/28 0101 03CHECK 244.25

00712

IDENTIFICATION REFERENCE

93 DEC 28 AM 9:28

FELIX A. [illegible] REGISTER
DAVIDSON COUNTY, TN.

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

RECEIVED OF _____

FOR _____

BOOK 9199 PAGE 275

| | | |
|---|---|---|
| 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 62500.00
CON TX 231.25
PRFEE 1.00
WDEED 12.00
TOTAL 244.25
CHECK 244.25

12/28/93 01 09:29 0001 8357

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**

00712
IDENTIFICATION
93 DEC 28 AM 9:28
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

**No.738310**