BOOK 9215 PAGE 380

BX37
LL

Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
James A. Huffaker and wife, Daisy B. Huffaker 9400 Belmont Park Terrace #127 Nashville, TN 37215	131-3B-127	Same
This instrument prepared by: Boult, Cummings, Conners & Berry 222 Third Avenue North, P.O. Box 198062, Nashville, TN 37219		

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and NO/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, Paul A. Alexis and wife, Julia A. Fesmire, (the "Grantors"), have bargained and sold, and by these presents do transfer and convey to James A. Huffaker and wife, Daisy B. Huffaker (the "Grantees"), Grantees' heirs and assigns, certain land in Davidson County, State of Tennessee, being more particularly described as follows (the "Property"):

Being Building Site #127 on the Plan of Arden Place, Section Two, of record in Book 4675, page 119, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Paul Arthur Alexis and wife, Julia A. Fesmire by deed of record in Book 7240, page 107, Register's Office for Davidson County, Tennessee.

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the following:

1. Real estate taxes for the current year which have been prorated between the parties.

2. All matters shown on the Plan of Arden Place, Section Two of record in Book 4675, page 119, Register's Office for Davidson County, Tennessee.

05637
IDENTIF. & REFERENCE

94 JAN -7 PM 3:54
FELIX A. ...NG REGISTER
DAVIDSON COUNTY, TN.

7535 01/07 0101 03CHECK 605.00

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $160,000.00.

Affiant

Subscribed and sworn to before me this 7th day of January, 1994.

Notary Public
My Commission Expires JULY 27, 199

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3. Restrictive Covenants contained in instrument of record in Book 4628, page 473; Arden Place First Supplementary Declaration of Covenants, Conditions and Restrictions of record in Book 4819, page 564; Arden Place Second Supplementary Declaration of Covenants, Conditions and Restrictions of record in Book 4916, page 277; Arden Place Third Supplementary Declaration of Covenants, Conditions and Restrictions of record in Book 5019, page 942; Arden Place Fourth Supplemental Declaration of Covenants, Conditions and Restrictions of record in Book 5091, page 66, Register's Office for Davidson County, Tennessee.

This is improved property known as #127, 4400 Belmont Park Terrace, Nashville, Tennessee 37215.

TO HAVE AND TO HOLD the Property with all appurtenances, estate, title, and interest thereto belonging to the Grantees, Grantees' heirs and assigns, forever.

Grantors covenant with the Grantees that Grantors are lawfully seized and possessed of the Property in fee simple; that Grantors have a good right to convey the Property, and that the Property is unencumbered except as set forth hereinabove.

Grantors further covenant and bind themselves, their heirs and assigns to warrant and forever defend the title to the Property to the said Grantees, Grantees' heirs and assigns, against the lawful claims of all persons whomsoever, except that no warranty is made as to the amount of acreage in the Property.

IN WITNESS WHEREOF, the Grantors have executed this Deed this 7th day of January, 1994.

Ann Peldo Cargile, Attorney-in-fact

ANN PELDO CARGILE, ATTORNEY IN FACT FOR PAUL A. ALEXIS

Ann Peldo Cargile, Attorney-in-fact

ANN PELDO CARGILE, ATTORNEY IN FACT FOR JULIA A. FESMIRE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Robin L. Sistad, Notary Public, Ann Peldo Cargile, Attorney in Fact for Paul A. Alexis, ~~with whom I am personally acquainted~~ and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 7th day of January, 1994.

Robin L. Sistad

Notary Public

My Commission Expires JULY 27, 1996

My Commission Expires: _____



104866/LLANE
999999-001/ 1/6/94

STATE OF TENNESSEE
COUNTY OF DAVIDSON

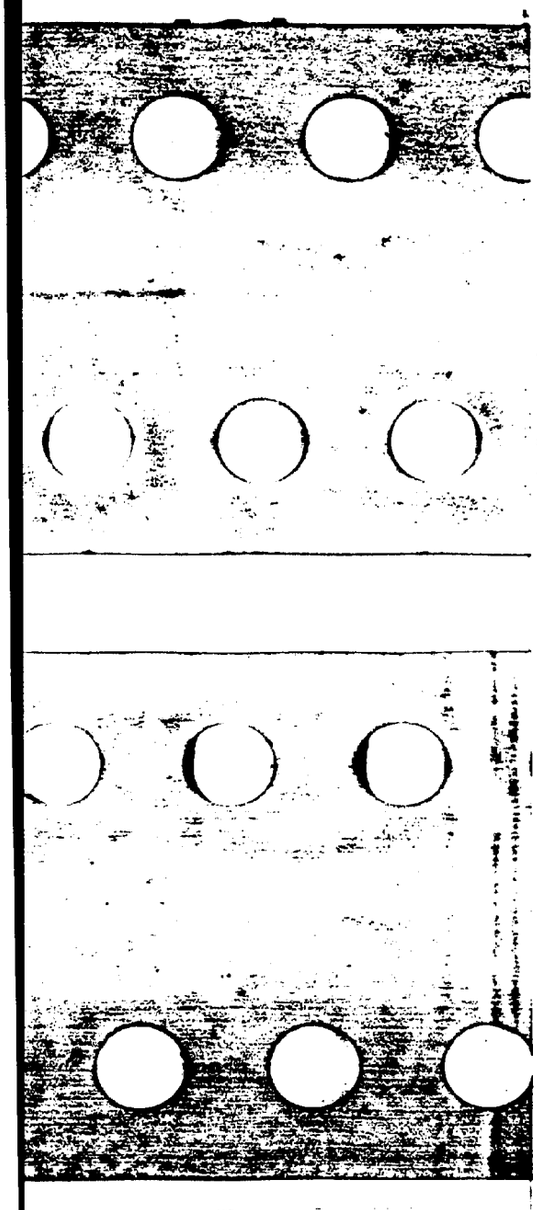
Personally appeared before me, Robin L. Sistad, Notary Public, Ann Peldo Cargile, Attorney in Fact for Julia A. Fesmire, ~~with whom I am personally acquainted~~ and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 7th day of January, 1994.

Robin L. Sistad
Notary Public

My Commission Expires JULY 27, 1996
My Commission Expires:_____

ROBIN L. SISTAD NOTARY PUBLIC TENN.



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

RECEIVED OF _____

FOR _____

BOOK 9215 PAGE 383

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 160000.00
CON TX 592.00
PRFEE 1.00
WDEED 12.00
TOTAL 605.00
CHECK 605.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

01/07/94 01 15:53 0001 7535

05637
IDENTIF. ↑ REFERENCE

94 JAN -7 PM 3:54
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 743548