This Instrument Prepared By:
CATHERINE C. HERSHEY
Law Offices of
ROBERT L. CALLIS
2745 N. Mt. Juliet Road
P. O. Box 726
Mt. Juliet, TN 37122-0726
(615) 758-5832

BOOK 9868 PG 282

ADDRESS NEW OWNER:
MARTIN W. HUFFMAN
2647 Woodberry Drive
Nashville, TN 37214

SEND TAX BILL:
To Mortgagee

MORTGAGEE:
FIRST BANK & TRUST
1691 North Mt. Juliet Road, P. O. Box 355
Mt. Juliet, Tennessee 37122-0355

MAP AND PARCEL:
MAP 96-5
GROUP
PARCEL 161

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, MARIE D. WINCH, a widow, hereinafter called the GRANTOR, have this date bargained and sold, and by these presents do hereby bargain, sell, transfer and convey unto MARTIN W. HUFFMAN and wife, ANGELA HUFFMAN, hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 196 on the Plan of Woodberry Park, as of record in Plat Book 2133, Pages 117, 118 and 119, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Marie D. Winch by deed from Alfred P. Jenisch and wife, Rosalie L. Jenisch of record in Book 3128, Page 85, said Register's Office.

This is improved property known as 2647 Woodberry Drive, Nashville, TN 37214.

This conveyance is made subject to the following:

1. Setback lines, owners certificate, easements and other encumbrances contained in the Plan of Woodberry Park of record in Plat Book 2133, Pages 117, 118 and 119, Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, together with all the appurtenances, estate, title and interest thereto belonging unto the said MARTIN W. HUFFMAN and wife, ANGELA HUFFMAN, their heirs and assigns, forever; and I, MARIE D. WINCH, a widow, do further covenant with the said GRANTEES that I am lawfully seized and possessed of said land in fee simple, have a good and lawful right to sell and convey same, and that same is unencumbered, unless otherwise set out herein; and do further covenant and bind myself, and my 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. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

1447 11/27 2101 03CHECK 279.10

PICK-UP

95 NOV 27 AM 9:42
FELIX [illegible]
DAVIDSON COUNTY, TN.

0125773
IDENTIFICATION REFERENCE

Witness our hands this the 21st day of November, 1995.

Marie D. Winch by Carol I. Phillips *

MARIE D. WINCH by Carol I. Phillips, Attorney-in-Fact by Power of Attorney, recorded simultaneously herewith

* Attorney in Fact

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CAROL I. PHILLIPS, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney-in-Fact for MARIE D. WINCH and is authorized to execute this instrument on her behalf.

WITNESS my hand and official seal on this the 21st day of November, 1995.

NOTARY PUBLIC

My commission expires: January 25, 1997

STATE OF TENNESSEE
COUNTY OF WILSON

The actual value or consideration, whichever is greater, for this transfer is $73,000.00.

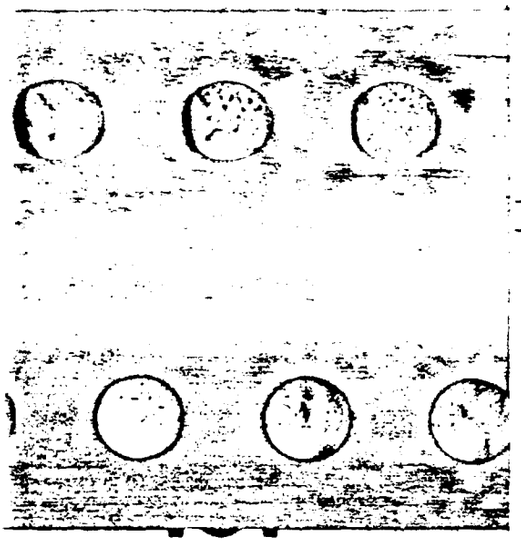
AFFIANT

Subscribed and sworn to before me on this 21st day of November, 1995.

NOTARY PUBLIC

My Commission Expires: January 25, 1997





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

RECEIVED OF _____

FOR _____

BOOK 9868 PG 284

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 73000.00
CON TX 270.10
PRFEE 1.00
WDEED 8.00
TOTAL 279.10
CHECK 279.10

11/27/95 01 09:44 0001 1447

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0125773
IDENTIF. & REFERENCE

95 NOV 27 AM 9:42
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 979978