BOOK 9939 PG 85

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 54,000.00

Ronald D. Huddleston
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2 DAY OF February, 1996

Deanie L. Gregory
Notary Public

MY COMMISSION EXPIRES 5/23/98
(AFFIX SEAL)

Return To: Greater Nashville Title & Closing Company

THIS INSTRUMENT WAS PREPARED BY
DEANIE L. GREGORY, ATTORNEY-AT-LAW
223 Madison St., S. 102 Madison, TN 37115

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Ronald D. Huddleston (NAME)	Same as New Owner (NAME)	053-03-0 108.00
1475 Madison Creek Road (ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37072 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Charles E. Gann and wife, Bobbie B. Gann

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Ronald D. Huddleston

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. 126 of Section "C" on the Plan of E. I. duPont deNemours and Company's Subdivision, as of record in Book 1424, Page 66, Register's Office for Davidson County, Tennessee, described as follows on said plat:

Said Lot No. 126 fronts 57 feet on the easterly side of Berry Street and extends back 65.4 feet on the northerly line and 65.3 feet on the southerly line to a dead line, measuring 57 feet thereon.

Being the same property conveyed to Charles E. Gann and wife, Bobbie B. Gann by deed from Lee E. Putnam and wife, Mary S. Putnam of record in Book 4449, Page 665, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to Restrictions of record in Book 1877, Page 450, Register's Office for Davidson County, Tennessee.

This is unimproved ( ) improved (X) property, known as 1309 Berry Street (House Number) (Street) Old Hickory, Tennessee (P.O. Address) (City or Town) 37138 (Postal Zip)

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 we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out, and we do further covenant and bind ourselves, our 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 number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hand s this 2 day of February, 1996

Charles E. Gann

Charles E. Gann

Bobbie B. Gann

Bobbie B. Gann

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Charles E. Gann and wife, Bobbie B. Gann

the bargainor s, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Madison, Tennessee, this 2 day of February, 1996.

Commission expires 5/23/98

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, a _____ corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____.

My commission expires _____

Notary Public

BOOK 9939 PG 86

0117589

IDENTIF. & REFERENCE

96 FEB -6 AM 9:23

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

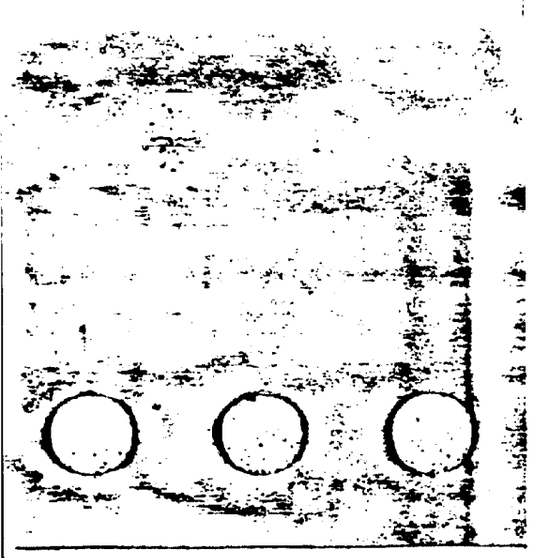
Greater Nashville Title and Closing Company
223 Madison St., Suite 106
Madison, TN 37115
(615) 865-1470

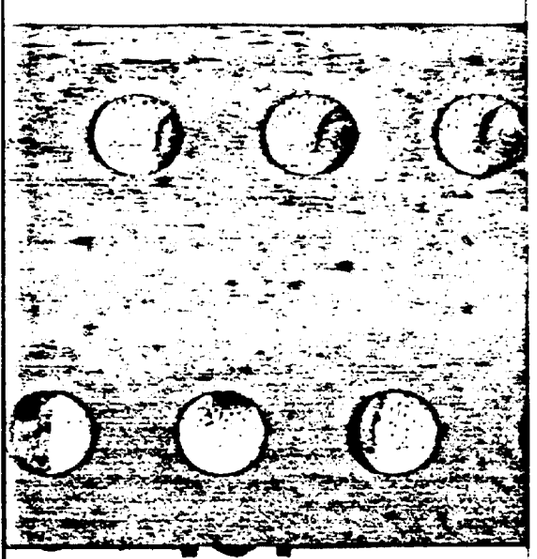
WARRANTY DEED

FROM:
arles E. Gann and wife,
bbie B. Gann

TO:
nald D. Huddleston

5020 02/06 0101 03CHECK 208.80





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

RECEIVED OF _____

FOR _____

BOOK 9939 PG 87

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 54000.00
CON TX 199.80
PRFEE 1.00
WDEED 8.00
TOTAL 208.80
CHECK 208.80

02/06/96 01 09:27 0001 5020

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0147589
IDENTIF.# REFERENCE

96 FEB -6 AM 9:23
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1003245