55

[ADDRESS NEW OWNER:	[SEND TAX BILLS TO:	]AP-PARCEL NOS.]
[Steven G. Huddleston and	[Columbia National]	]
[J. Todd Chafin	[7142 Columbia]	Map 072-140]
[1400 N. 14th Street	[Gateway Drive]	Parcel 177.00]
[Nashville, TN 37206	[Columbia, MD 21046-]	]
[	[2132]	]
[This instrument prepared by: Robert J. Notestine III Attorney		]
[104 Woodmont Boulevard, Suite 115, Nashville, Tennessee 37205		]
[		]
[		]

WARRANTY DEED

BOOK 9948 PG 52

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, I, Arleecie F. Mewbourn a/k/a Arleecie Runion (The "Grantor") have bargained and sold, and by these presents do transfer and convey unto Steven G. Huddleston, unmarried and J. Todd Chafin, unmarried (the "Grantees"), Grantees' heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

Being the southerly 80 feet of Lot 7, Sharpe and Horn's Fourth Addition to Nashville, as recorded in Book 161, Page 172, Register's Office, Davidson County, Tennessee; and further described according to a mortgage loan inspection made by Campbell, McRae and Assoc. Surveying, Inc., 2424 21st Ave. So., Suite 201, Nashville, TN 37212, License No. 1873, dated September 22, 1994, as follows:

Said part of Lot 7, fronts 80 feet on the westerly side of North 14th Street and extends back between parallel lines (the southerly line of said Lot No. 7) with the northerly margin of Douglas Avenue, 160 feet to a 15 foot alley in rear.

Being the same property conveyed to Arleecie F. Mewbourn a/k/a Arleecie Runion by Quitclaim Deed from Lewis Otis Runion of record in Book 9948 **, Page** 50 **, said Register's Office for Davidson County, Tennessee.**

This legal description was the same as was used in the last deed of record.

This conveyance is subject to taxes for the year 1996 and subsequent years, easements and restrictive covenants of record.

This is improved property commonly known as 1400 N. 14th Street, Nashville, Tennessee 37206.

[STATE OF TENNESSEE)]
[COUNTY OF DAVIDSON)]
[ ]
[The actual consideration or value, whichever is greater for]
[this transfer is $90,000.00.]
[ ]
[J. Todd Chafin]
[**Affiant**]
[Subscribed and sworn to before me this]
[12th day of February, 1996.]
[ ]
[ ]
[**My Commission Expires** 11-30-97]
[ ]

NOTARY PUBLIC WILLIAMSON CO. TN

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

And Grantor does covenant with the said Grantees that Grantor is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth hereinabove.

And Grantor does further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to the Property to the said Grantees, their heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 12th day of February, 1996.

Arleecie Mewbourn
ARLEECIE F. MEWBOURN a/k/a
ARLEECIE RUNION

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 **Arleecie F. Mewbourn a/k/a Arleecie Runion**, the bargainor with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 12th day of February, 1996.

NOTARY PUBLIC

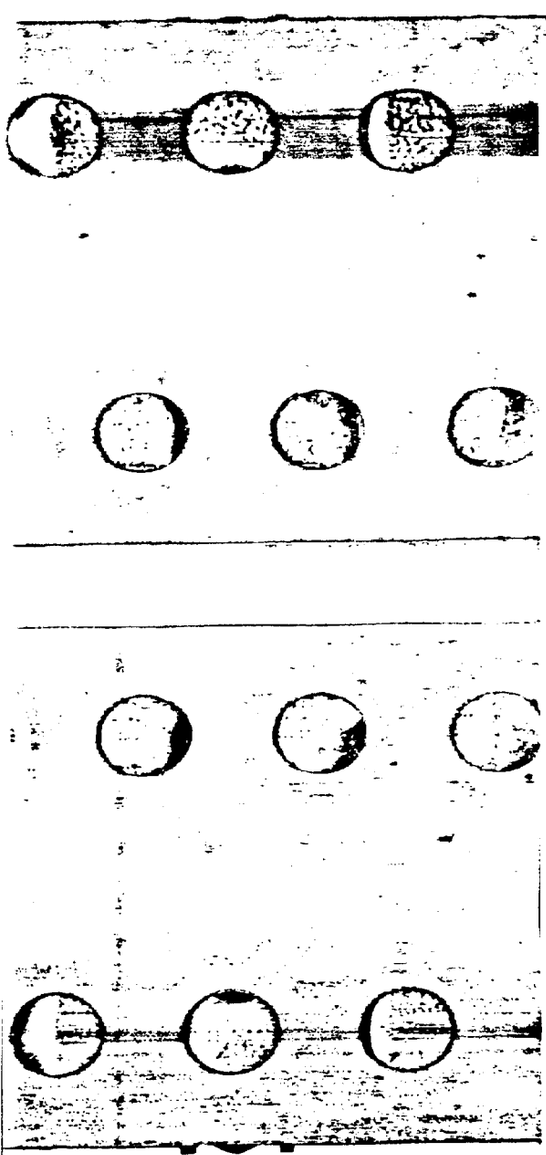
JOHN ESTES NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires: 1-24-97

95 FEB 14 AM 11:12
FELIX A. ... REGISTER
DAVIDSON COUNTY, TN.

0150107
IDENTIFICATION REFERENCE

3009 02/14 0101 33CHECK 342.00



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

RECEIVED OF _____

FOR _____

BOOK 9948 PG 54

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 90000.00
CON TX 333.00
PRFEE 1.00
WDEED 8.00
TOTAL 342.00
CHECK 342.00

02/14/96 01 11:13 0001 0009

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0150407
IDENTIFICATION REFERENCE

96 FEB 14 AM 11:12
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1006205