PREPARED BY:
STEWART & BLACK, ATTORNEYS
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

New Owner's Name
Kerry W. Brito

627 Mayview Drive

Madison, TN 37115

Send Tax Bills To:
Century Mortgage
Corporation
TWO International D
STE 507
Nashville, TN 37115

WARRANTY DEED

THIS INDENTURE IS MADE AND ENTERED INTO THIS 2nd day of May, 1996.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable considerations, the receipt of which is hereby acknowledged, JAMES MILTON HUFF, UNMARRIED, and JIMMYE GAYLE HUFF, UNMARRIED, herein referred to as Grantors, have this day bargained and sold and do hereby transfer and convey unto the said KERRY W. BRITO, UNMARRIED, herein referred to as Grantee, his/her successors, heirs and assigns, certain real estate in DAVIDSON, County, State of Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of Grantors in and to any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (the "Property"). This conveyance of the "Property" and all covenants and warranties contained herein, are made expressly subject to the exceptions and other matters set forth in Exhibit "B", which is attached hereto and incorporated heren by reference.

This is improved property known as 627 MAYVIEW DRIVE, MADISON, TN 37115.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto Grantee, his/her heirs, successors and assigns forever. The Grantors covenant and agree with the said Grantee that Grantors is/are lawfully seized and possessed of the said real estate and that Grantors have a good and lawful right to sell the same. The Grantors further covenant that the same is unencumbered except as otherwise set forth in Exhibit 'B" attached hereto. Grantors further covenant and bind himself/herself/themselves, their heirs and representatives, to warrant and forever defend the title to said Grantee, his/her successors, heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS the hand and seal of Grantors on the day and year first above written.

JAMES MILTON HUFF UNMARRIED
Signature of Seller

JIMMYE GAYLE HUFF
Signature of Seller

96 MAY 15 AM 8:53

0182022
IDENTIF. & REFERENCE

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF SUMNER)

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, **JAMES MILTON HUFF**, the within named bargainor, 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 office in **DAVIDSON** County, this **2nd** day of **May, 1996.**

Notary Public

My Commission Expires: 9-21-96

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF SUMNER)

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, **JIMMYE GAYLE HUFF**, the within named bargainor, 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 office in **DAVIDSON** County, this **2nd** day of **May, 1996.**

Notary Public

My commission Expires: 9-21-96

Name and Address of Property Owner:

BOOK 10051 PG 97

KERRY W. BRITO
627 MAYVIEW DRIVE
MADISON, TN 37115

Property Address:

627 MAYVIEW DRIVE
MADISON, TN 37115

Person Responsible for Taxes:

Parcel #: MAP 43-2, PARCEL 77

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF SUMNER

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **$79,000.00** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Kerry W Brito
Affiant

Sworn to and subscribed before me, a Notary Public, this **2nd** day of **May, 1996.**

Dawn R. Vandergood
Notary Public

My Commission Expires: 9-21-96

RETURN TO:

STEWART & BLACK, ATTORNEYS
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

EXHIBIT 'A'

Being Lot No. 79 on the Plan of Farview, Section III, as of record in Book 3700, page 113, Register's Office for said County.

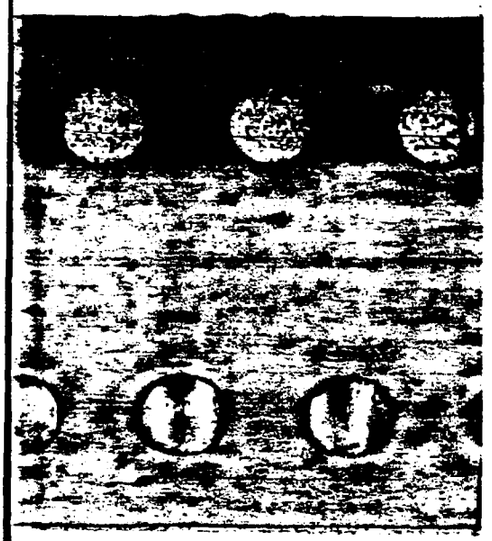
Said Lot fronts 72 feet on the northerly side of Mayview Drive and extends back 157.3 feet on the easterly line and 161.5 feet on the westerly line to a dead line, which is a broken line and measures 73.1 feet thereon

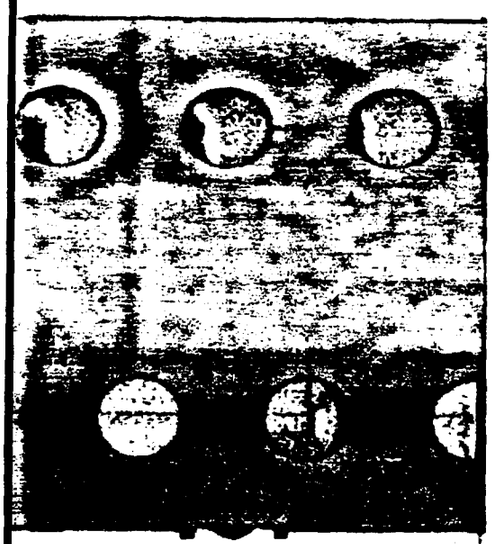
Being the same property conveyed to JAMES MILTON HUFF and wife, JIMMYE GAYLE HUFF, by Deed from JONES LUMBER COMPANY, of record in Deed Book 4263, Page 249, Register's Office for **DAVIDSON** County, Tennessee, the said James Milton Huff and Jimmye Gayle Huff having since been divorced by Final Decree of Divorce entered August 9, 1995, Docket No. 94D-3492. Subsequent to said Divorce, James Milton Huff and Jimmye Gayle Huff, both unmarried, executed a Quitclaim Deed which amended the tenancy to James Milton Huff and Jimmye Gayle Huff, both unmarried, as joint tenants with right of survivorship.

EXHIBIT 'B'

1. All real property taxes for the year 1996 and all subsequent years although the same are not yet due and payable (MAP 43-2, PARCEL 77, 0).

2. All matters set forth on the Plan of record in Book 3700, page 113, Register's Office for Davidson County, Tennessee, which plan shows a sewer easement acrosso the back part of the lot; a 10-foot public utility easement along the easterly line and a 30-foot minimum building setback line from Mayview Drive.





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

RECEIVED OF _____

FOR _____

BOOK 10051 PG 99

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	79000.00
CON TX	292.30
PRFEE	1.00
WDEED	12.00
TOTAL	305.30
CHECK	305.30

05/16/96 01 08:57 0001 1944

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0182022
IDENTIF. ↑ REFERENCE

96 MAY 16 AM 8:53
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1039908