96 MAY 28 PM 2:20
ELLIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE
0185746

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

Mail

ADDRESS NEW OWNER:

JAMES MILTON HUFF
246 CUMBERLAND AVENUE
MADISON, TN 37115

MAP/PARCEL NUMBER:

MAP 43-9, PARCEL 155

SEND TAX BILLS TO: SAME

BOOK 10062 PG 712

STATE OF TENNESSEE: COUNTY OF DAVIDSON:

THIS TRANSFER OF AN INTEREST IN REAL ESTATE IS EXEMPT FROM THE TRANSFER TAX PURSUANT TO T.C.A. 67-4-409 (3) (D) IN THAT THE PURPOSE OF THE CONVEYANCE IS TO SETTLE THE ESTATE OF MARY ANN HUFF, DECEASED.

AFFIANT

SWORN TO AND SUBSCRIBED BEFORE ME THIS 24th DAY OF MAY, 1996.

THOMAS M. BLACK NOTARY PUBLIC DAVIDSON COUNTY TENN.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 6/98

5944 05/28 0101 03CHECK 16.00

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN AND no/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable considerations, the receipt and sufficiency of which are hereby expressly acknowledged, WE, BEVERLY FRANKLIN HUFF, BARBARA LEE HUFF COLLINS, JOANN HUFF BIVENS AND DELORES FAYE HUFF PRIMROSE, hereinafter referred to as GRANTORS, have this day bargained and sold, and do hereby transfer and convey unto the said JAMES MILTON HUFF, hereinafter referred to as GRANTEE, HIS successors, heirs and assigns, certain real estate in DAVIDSON County, 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 herein by reference.

This is improved property known as 246 CUMBERLAND AVENUE, MADISON,

TN

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said GRANTEE, HIS successors, heirs and assigns forever, WE covenant that WE ARE lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered except to the extent otherwise set forth in Exhibit "B" hereto.

TOBI HUFF, DAN HENRY BIVINS, HOMER COLLINS AND FLOYD PRIMROSE, SPOUSES OF THE GRANTORS HEREIN, join in this conveyance for the sole purpose of conveying any right, title and interest they may have in and to the property described herein, marital or otherwise.

WE further covenant and bind OURSELVES AND OUR heirs and representatives, to warrant and forever defend the title to said GRANTEE, HIS successors, heirs and assigns, against the lawful claims of all persons.

WITNESS OUR HANDS this 8 day of MAY, 1996.

BEVERLY FRANKLIN HUFF

BARBARA LEE HUFF COLLINS

TOBI HUFF

HOMER COLLINS

JOANN HUFF BIVENS

DELORES FAYE HUFF PRIMROSE

DAN HENRY BIVENS

FLOYD PRIMROSE

STATE OF TENNESSEE :

COUNTY OF Knox :

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, BEVERLY FRANKLIN HUFF AND WIFE, TOBI HUFF, the within named BARGAINORS, with whom I am personally acquainted (or who proved TO ME upon 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, on this the 8 day of MAY, 1996.

Linda B. Kisp
notary public

My commission expires: 4-29-97

BOOK 10062 PG 714

STATE OF TENNESSEE :

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, BARBARA LEE HUFF COLLINS AND HUSBAND, HOMER COLLINS, the within named BARGAINORS, with whom I am personally acquainted (or who proved TO ME upon 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, on this the 13th day of MAY, 1994.

notary public

My commission expires: 9/16/99

THOMAS M. BLACK NOTARY AT LARGE PUBLIC DAVIDSON COUNTY TENNESSEE

STATE OF TENNESSEE :

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOANN HUFF BIVENS AND HUSBAND, DAN HENRY BIVENS, the within named BARGAINORS, with whom I am personally acquainted (or who proved TO ME upon 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, on this the 13th day of MAY, 1994.

notary public

My commission expires: 9/16/99

THOMAS M. BLACK NOTARY AT LARGE PUBLIC DAVIDSON COUNTY TENNESSEE

STATE OF TENNESSEE :

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DELORES FAYE HUFF PRIMROSE AND HUSBAND FLOYD PRIMROSE, the within named BARGAINORS, with whom I am personally acquainted (or who proved TO ME upon 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, on this the 13th day of MAY, 1994.

notary public

My commission expires: 9/16/99

THOMAS M. BLACK NOTARY AT LARGE PUBLIC DAVIDSON COUNTY TENNESSEE

EXHIBIT 'A'

Land in Davidson County, Tennessee, being Lot No. 38 of Block "C" on the Plan of Woodlawn Estates, as of record in Book 843, page 82, Register's Office for said County.

Said Lot No. 38 fronts 101 feet on the southerly side of Cumberland Avenue and runs back between parallel lines 165 feet to a dead line.

Being the same property conveyed to J.B. Huff, by Deed from Birdie H. Griffin, widow, of record in Book 2549, page 232, said Register's Office; the said J.B. Huff having died on April 24, 1979, leaving as his only heirs-at-law, Mary Ann Huff, his widow, and the following children: Beverly Franklin Huff, Barbara Lee Huff Collins, Joann Huff Bivins, Delores Faye Huff Primrose and James Milton Huff. Those said five children subsequently conveyed all of their right, title and interest in and to the said property back to their mother, Mary Ann Huff, by five (5) quitclaim Deeds of record in Book 5560, page 235, Book 5560, page 237, Book 5560, page 239, Book 5560, page 241, and Book 5560, page 243, said Register's Office. The said Mary Ann Huff subsequently died and by her Last Will and Testament duly filed in the Probate Court for Davidson County, Tennessee, Docket No. 96P-480, and filed in Will Book 204, page 650, the property was devised to her five children, Beverly Franklin Huff, Barbara Lee Huff Collins, Joann Huff Bivins, Delores Faye Huff Primrose and James Milton Huff.

EXHIBIT 'B'

1. Real property taxes for 1996 and all future years.

2. All matters set forth on the Plan of record in Book 843, page 82, said Register's Office, including any and all setback lines, easements, etc., as shown thereon.

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