LTIC File Number: 54582

119

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transaction is $68,000.00

Subscribed and Sworn to before me, this the 29th day of August, 1996

THOMAS H. SCOTT NOTARY PUBLIC AT LARGE DAVIDSON CO. TENN.

Notary Public

Commission Expires My Commission Expires Dec. 20, 1999

BK/VOL 10172 PG 703

THIS INSTRUMENT WAS PREPARED BY
Lawyers Title Insurance Corporation
424 Church Street, Suite 200, Nashville TN 37219

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBER
James A. Huffaker 3627 Sabre Drive Nashville, Tennessee 37211	SAME	133-6-116

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND IN OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Deborah A. South

HEREINAFTER CALLED THE **GRANTORS**, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James A. Huffaker

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. 29, on the Plan of Patterson Gardens, as shown on plat of record in Plat Book 2083, page 114, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Said Lot No. 29 fronts 70 feet on the westerly side of Sabre Drive and runs back 166.7 feet on the northerly line and 174.56 feet on the southerly line, which is a broken line, to a deed line in the rear, measuring 35 feet thereon.

BEING the same property conveyed to Deborah A. South, by Deed of Record in Book 8363, page 244, Register's Office for Davidson County, Tennessee.

This conveyance is subject to taxes for the current year and restrictions and easements of record.

02 19732
IDENTIF. & REFERENCE

96 AUG 30 AM 9:32
FELIX A. WILSON II REGISTER
DAVIDSON COUNTY, TN.

THIS IS, XX IMPROVED ( ) UNIMPROVED PROPERTY KNOWN AS 3627 Sabre Drive Nashville, Tennessee 37211

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. Whenever 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, this 29th day of August, 19 96

Deborah A. South

P - 10172:74

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

Deborah A. South

the bargainor(s), 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 office at Nashville, Tennessee on this the 29th day of August 19 96

Commission Expires: My Commission Expires Dec. 20, 1999

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared

with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and upon oath acknowledged to be the _____ of _____, a corporation, and that as such _____, being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the said corporation.

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

Commission Expires: _____

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared

with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and upon oath acknowledged to be the _____ of _____, a corporation, and that as such _____, being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the said corporation.

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

Commission Expires: _____

Notary Public

2580 08/30 0101 03CHECK 260.60

FURNISHED BY:
Lawyers Title Insurance Corporation

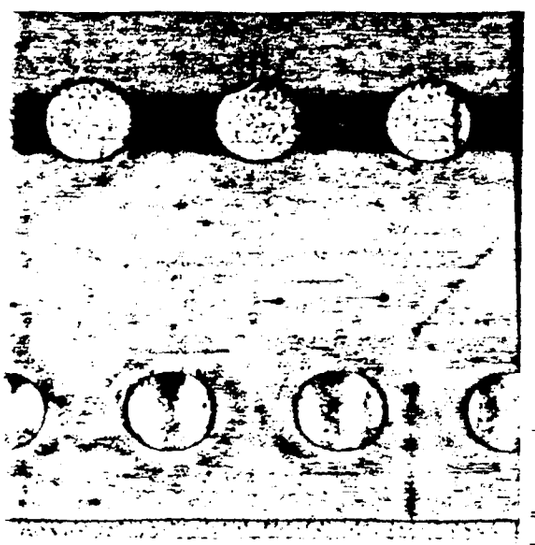
424 Church Street, Suite 200
Nashville TN 37219

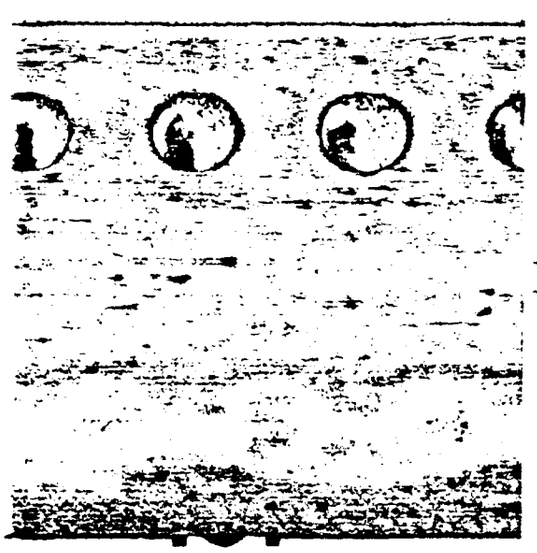
104 Woodmont Blvd., Suite 201
Nashville TN 37205

WARRANTY DEED

FROM:

TO:





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

RECEIVED OF _____ BOOK 10172 PG 705

FOR _____

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	68000.00
CON TX	251.60
PRFEE	1.00
MDEED	8.00
TOTAL	260.60
CHECK	260.60

08/30/96 01 09:35 0001 2580

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

02 19732
IDENTIF. ← REFERENCE

96 AUG 30 AM 9:32
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No.1025103