47

BOOK 10238 PG 266

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 40,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
22nd DAY OF October 19 96

KATHY DAPPERS NOTARY PUBLIC STATE OF TENNESSEE

Notary Public

MY COMMISSION EXPIRES: 11/22/97

AFFIX SEAL

THIS INSTRUMENT WAS PREPARED BY
William D. Castleman, 110 Glancy Square, Suite 115, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael W. Huffines	New Owners	MAP 18-15
(NAME)	(NAME)	
407 Moncrief Avenue	500 West Angela Circle	PARCEL 17
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37072	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, Virgil Davis Clouse, Jr. and Irma Kathleen Jenkins, being the only heirs of Clara J. Clouse, Deceased

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Michael W. Huffines and wife, Reba H. Huffines

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. 40 on the Revised Map of Moncrief's Subdivision of the North part of the Allen Mathes Land, not of record, described according to a copy of a survey thereof made by Z. J. Wilkinson, Surveyor, May 25, 1938, as follows:

BEGINNING at a point in the northwesterly margin of Moncrief Avenue at the common corner of Lots Nos. 39 and 40; thence with the line between said lots, northwesterly 605 feet to a point in the margin of Moncrief Avenue; thence with the margin of the same, Southwesterly 100 feet to the corner of Lots Nos. 40 and 41; thence with the line between said lots, southeasterly 603 feet to the margin of Moncrief Avenue; thence with the margin of the same, northeasterly 100 feet to the point of beginning.

BEING the same property conveyed to Virgil Davis Clouse, and wife, Clara J. Clouse, by deed from Allen S. Nash, and wife, Christine W. Nash, of record in Book 3851, Page 864, Register's Office for Davidson County, Tennessee. The said Virgil Davis Clouse and Clara J. Clouse having since died. Virgil Davis Clouse having predeased Clara J. Clouse. Virgil Davis Clouse, Jr. and Irma Kathleen Jenkins being the only heirs of Clara J. Clouse.

unimproved ( )
This is improved (X) property, known as 407 Moncrief Avenue, Goodlettsville, TN 37072
(House Number) (Street) (P.O. Address) (City or Town) (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 my hand this 22nd day of October, 19 96

Virgil Davis Clouse Jr.

Irma Kathleen Jenkins

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Virgil Davis Clouse, Jr. and Irma Kathleen Jenkins

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 Goodlettsville, Tennessee, this 22nd day of October 19 96.

Commission expires 11/22/97

Kathy J. Byers
Notary Public

KATHY J. BYERS NOTARY PUBLIC STATE OF TENNESSEE

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, and 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 _____

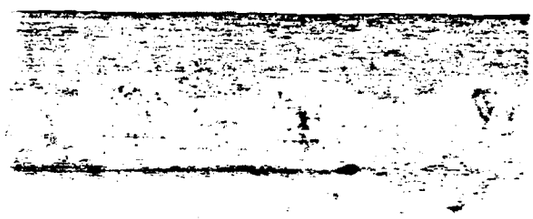
_____
Notary Public

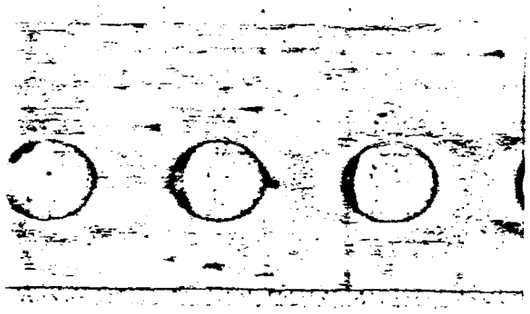
024403
IDENTIFICATION REFERENCE

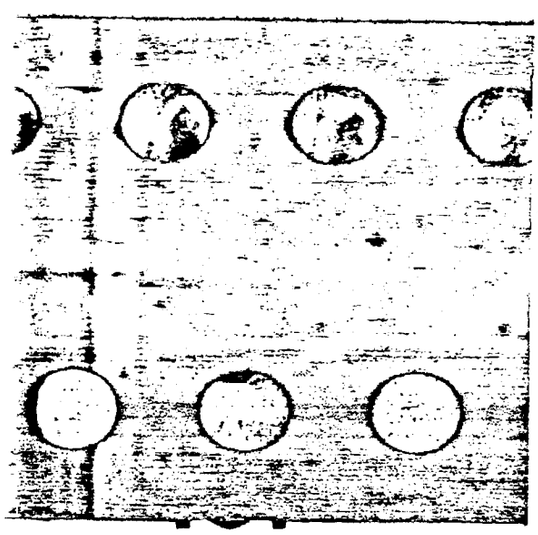
96 OCT 28 AM 10:03
FELIX E. MARTIN REGISTER
DAVIDSON COUNTY, TN.

6640 10/28 0101 03CHECK 158.85

0240404







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

RECEIVED OF _____

FOR _____

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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
				AMT 40500.00
				CON TX 149.35
				PRFEE 1.00
				WDEED 8.00
				TOTAL 158.85
				CHECK 158.85
			10/28/96 01	10:03 0001 4640

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0240403
IDENTIF. & REFERENCE

96 OCT 28 AM 10:03
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

№ 1081602

No [redacted]