26

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
Mitchell Whitson	New Owner	
2408 Antioch Pike		Map 162-04-0
Antioch, TN 37013		Parcel 005.00

This instrument prepared by: Robert J. Notestine III, Attorney
104 Woodmont Boulevard, Suite 115, Nashville, Tennessee 37205

WARRANTY DEED

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, Martha Elizabeth Huffman (The "Grantor") has bargained and sold, and by these presents does transfer and convey unto Mitchell Whitson (the "Grantee"), Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, in the Village of Antioch, Tennessee described as follows:
Beginning at an iron bolt set in the north margin of the Antioch Pike at a point 274.5 feet east of the west corner of a tract of land conveyed to the Grantor herein by A. Smith by deed dated July 1, 1884, recorded in Deed Book 85, page 55, Register's Office for Davidson County, Tennessee; thence in a northwesterly direction along the north margin of the Antioch Pike 125 feet to a point, thence in a northeasterly direction at right angles to the main tract of the Railway, 150 feet to a point, which is 121 feet from the center of the Main Tract of said Railway; thence in a southeasterly direction along a line west of parallel to and distant at all points 121 feet from the center of said Main Track, 105 feet to a point; thence in a southwesterly direction at right angles to said Main Tract, 80 feet to the point of beginning and being a part of the land conveyed to said Railway by deed of A. Smith referred to above.

Being the same property conveyed to Martha Elizabeth Huffman by Warranty Deed from Martha Elizabeth Huffman and husband, Raymond Windle Huffman of record in Book 6280, page 801, said Register's Office for Davidson County, Tennessee.

Included in the above property description but excluded from this conveyance is the following described parcel.

Land in the 2nd Civil District of Davidson County, Tennessee; being Parcel Six on the Tax Map 162-4, previously recorded in Deed Book 6280, pages 801 and 802 according to a survey made by Michael V. Holmes & Associates, Inc. (License No. 213), date November 27, 1989;
Beginning at a iron pin in the North margin of Antioch Pike (Being a 50' Road at the time of this survey); thence continuing North 71 degrees 42' 18" West 116.24 feet to a railroad spike; thence south 39 degrees 00' 00" East 105.00 feet to an iron pin; thence leaving said road, North 50 degrees 00' 00" East 131.65 feet to a railroad spike; South 55 degrees 03' 53" West 69.00 feet to the point of beginning, containing 10,123 square feet or .23 acres.
Being the same property conveyed to Geoff Bray, unmarried by Warranty Deed from Martha Elizabeth Huffman, married of record in Book 8732, page 338, said Register's Office for Davidson County, Tennessee.
This description was the same as was used in the last deed of record.

This conveyance is subject to taxes for the year 1997 and subsequent years, easements and restrictive covenants of record.

This is improved property commonly known as 2408 Antioch Pike, Antioch, Tennessee 37013.

[STATE OF TENNESSEE)]
[COUNTY OF DAVIDSON)]
[ ]
[The actual consideration or value, whichever is greater for]
[this transfer is $45,000.00.]
[ ]
[Affiant]
[Subscribed and sworn to before me this]
[2nd day of June, 1997.]
[ ]
[Notary Public]
[My Commission Expires 3-6-99]
[ ]

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

And Grantor does covenant with the said Grantee 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 himself, his heirs and assigns, to warrant and forever defend the title to the Property to the said Grantee, her heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 2nd day of June, 1997.

Martha Elizabeth Huffman

Raymond Windle Huffman

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 **Martha Elizabeth Huffman and husband, Raymond Windle Huffman,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 2nd day of June, 1997.

NOTARY PUBLIC

My Commission Expires: 3-6-99

1565 06/10 0101 03CHECK 179.50

03145586
IDENTIF. & REFERENCE

97 JUN 10 PM 2:50
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

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

RECEIVED OF _____

FOR _____

BOOK 10488 PG 65

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 45000.00
CON TX 166.50
PRFEE 1.00
WDEED 12.00
TOTAL 179.50
CHECK 179.50

06/10/97 01 14:45 0001 1565

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

03146586
IDENTIF. ↑ REFERENCE

97 JUN 10 PM 2:50
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1161473