Bk 29

STATE OF TENNESSEE BK 10858 PG 751
COUNTY OF Sumner
2651-H

DOROTHY S. POTTS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 45,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF March, 19 98.

Notary Public

Dorothy S. Potts

My Commission Expires JULY 24, 1998

MY COMMISSION EXPIRES: 7/24/99

THIS INSTRUMENT WAS PREPARED BY
J. Blake Freeman, Attorney at Law, 109-F Walton Ferry Road, Hendersonville, TN 37075

NAME	ADDRESS	
ADDRESS NEW OWNER(S) AS FOLLOWS: Michael W. Huffines	SEND TAX BILLS TO: Same	MAP-PARCEL NUMBERS 053-03-239.00
(NAME) 500 West Angela Circle	(NAME)	
(STREET ADDRESS OR ROUTE NUMBER) Goodlettsville, TN 37072	(STREET ADDRES)	
(CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN 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, Estate of Bessie C. Toombs

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. 216 of Section "B" on the plan of E.I. du Pont de Nemours and Company's Subdivision as of record in Book 1424, page 67, Register's Office for Davidson County, Tennessee.

Said Lot No. 216 fronts 56.6 feet on the westerly side of Clarke Street and runs back between parallel lines, 95 feet to a dead line, measuring 56.6 feet thereon.

BEING the same property conveyed to Otis T. Toombs and wife, Bessie Coleman Toombs, by deed from John N. Burch and wife, Velma P. Burch, filed of record in Book 1782, page 121, Register's Office for Davidson County, Tennessee. Otis T. Toombs pre-deceased Bessie Coleman Toombs. Bessie Coleman Toombs having since died, title vests in The Estate of Bessie C. Toombs.

THIS conveyance is subject to any and all existing easements, restrictions and building setback lines of record.

This is improved property known as 1406 Clarke Street, Old Hickory, TN 37080

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 his hand this 20th day of March, 19 98.

Estate of Bessie C. Toombs

Jimmy Toombs, Executor

98 MAR 30 AM 9:39
FELIX E. LIESKOVSKY REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE
041 8053

2651-H

STATE OF TENNESSEE
COUNTY OF Sumner

Personally appeared before me, Dorothy S. Potts, a Notary Public in and for said County and State, the within named Jimmy Toombs as executor of The Estate of Bessie C. Toombs 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 Hendersonville, Tennessee, this 20th day of March, 19 98.

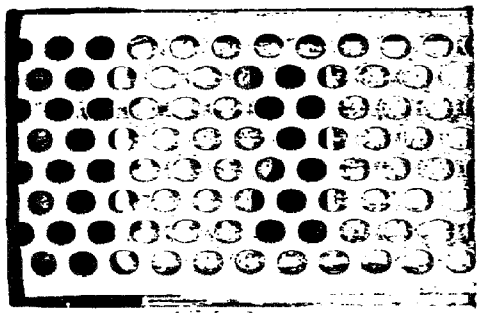
My commission expires 7/24/98

Dorothy D Potts
Notary Public Dorothy S. Potts

DOROTHY S. POTTS
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires JULY 24, 1999

2105 03/30 0101 03CHECK 175.50



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

RECEIVED OF _____

FOR _____

BOOK 10858 PG 753

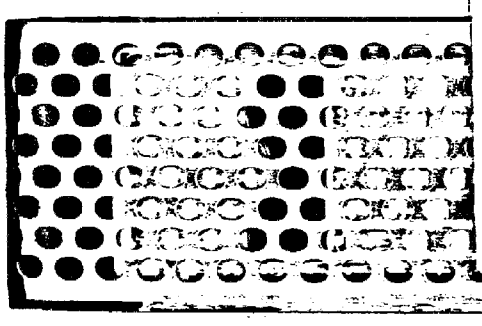
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 45000.00
CON TX 166.50
PRFEE 1.00
WDEED 8.00
TOTAL 175.50
CHECK 175.50

03/30/98 01 09:39 0001 2105

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



04 18053
IDENTIF. ▲ REFERENCE

98 MAR 30 AM 9:40
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1272379