Box 29

BOOK 10906 PG 966

OLLIE MAI PARSLEY
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires MAR. 27, 1999

STATE OF TENNESSEE 8460
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 76,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF April, 19 98.

Notary Public Ollie Mai Parsley

MY COMMISSION EXPIRES: 3/27/99

**THIS INSTRUMENT WAS PREPARED BY**
J. Blake Freeman, Attorney at Law, 51 Century Blvd., #110, Nashville, TN 37214

| NAME | ADDRESS | |
|---|---|---|
| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
| Ronald E. Huggins | New Owner | 73-12-27 |
| (NAME) | (NAME) | |
| 604 Baton Rouge Court | | |
| (STREET ADDRESS OR ROUTE NUMBER) | (STREET ADDRES) | |
| Hermitage, TN 37076 | | |
| (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, Julia Biggs and Patricia Woodlief and Linda Oakes and Margaret Thompson and Henry Martin and Betty Vernon, heirs at law of Eleanor W. Smith HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Ronald E. Huggins and wife, Sonja J. Huggins

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:

**See exhibit A attached hereto and made a part hereof.**

0431356
IDENTIF. & REFERENCE

98 APR 30 AM 8:29
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

0343 04/30 0101 03CHECK 294.20

This is improved property known as 2400 Dundee Lane, Nashville, TN 37214

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 their hands this 24th day of April, 19 98.

Julia Biggs
Julia Biggs

Patricia Woodlief
Patricia Woodlief

Linda Oakes
Linda Oakes

Margaret Thompson
Margaret Thompson

Betty Vernon
Betty Vernon

Henry Martin
Henry Martin

File No.: 8460

BOOK 10906 PG 967

ATTACHMENT

LAND in Davidson County, Tennessee, being Lot No. 208 on the Plan of SUNSET VIEW, as of record in Book 2331, pages 100 and 101, as revised in Book 2663, page 27 and 28, Register's Office for said County, described as follows:

Beginning on the southerly margin of Dundee Lane at the corner of Lots Nos. 208 and 209; thence with the line between said two lots, northwardly 160 feet; thence South 83 deg. 26 min. West 155.8 feet to the easterly margin of Donna Hill Drive; thence with the same southwardly 110 feet to the beginning of a curve; thence around said curve with a radius of 20 feet, southeastwardly 29.35 feet to the northerly margin of said Dundee Lane; thence with same, eastwardly 111.83 feet to the beginning.

BEING the same property conveyed to Herbert B. White and wife, Eleanor M. White by deed from Wm. Ritchie Pigue, Trustee, filed of record in Book 7476, page 837, Register's Office for Davidson County, Tennessee. The said Herbert B. White having died June 20, 1991. The said Eleanor M. White having since married, and now known as Eleanor W. Smith. A pre-nuptial contract was entered into between Gillon Orin Smith and Eleanor Marty White. The said Eleanor W. Smith having died on September 3, 1997, and by Last Will and Testament conveyed title to Julia Biggs, Patricia Woodlief, Linda Oakes, Margaret Thompson and Henry Martin and Betty Vernon.

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

8460

BOOK 10906 PG 968

**STATE OF TENNESSEE**
**COUNTY OF Davidson**

Personally appeared before me, Ollie Mai Parsley, a Notary Public in and for said County and State, the within named

Julia Biggs and Patricia Woodlief, Linda Oakes; Margaret Thompson; Betty Vernon and Henry Martin

the bargainors, 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 Nashville, Tennessee, this 24th day of April, 1998.

My commission expires 3/27/99

Notary Public Ollie Mai Parsley

LARGE

DAVIDSON COUNTY, TENN.

My Commission Expires MAR. 27, 1999

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

RECEIVED OF _____

FOR _____ BOOK 10906 PG 969

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

| DATE | SYMBOL | VALUATION | TAX AND FEES | TOTAL PAID |
|---|---|---|---|---|
| | | | CAMT | 76000.00 |
| | | | CON TX | 281.20 |
| | | | PRFEE | 1.00 |
| | | | WDEED | 12.00 |
| | | | TOTAL | 294.20 |
| | | | CHECK | 294.20 |
| 04/30/98 | 01 | | 08:32 0001 | 0343 |

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**

0431356
IDENTIF. # REFERENCE

98 APR 30 AM 8:29
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

**No.**1286430