File Box 9-B
First Title and Escrow Company, Inc.

WARRANTY DEED

THIS INSTRUMENT PREPARED BY
Gerald G. Patterson, Atty.
2000 Richard Jones Rd., Ste. 110
Nashville, Tennessee 37215

#16462

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
BURNITA C. HUDGINS	NEW OWNER	104-09
(NAME)	(NAME)	
3818 West End Avenue #109		109 CO
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee 37205		26W10060
(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, PAUL J. HUFFMAN, III, married

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO BURNITA C. HUDGINS, unmarried

HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS, HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

BOOK 11472 PG. 911

Land in Davidsdon County, Tennessee, being Unit No. 109, together with the appurtenant interest in the common elements of The Montclair, a horizontal property regime established by Master Deed, "and By-Laws" of record in Book 7332, page 380 amended in Book 7902, page 113, Register's Office for Davidson County, Tennessee, said unit being depicted on the Condominium Site Plan attached as Exhibit "B" to the aforementioned Master Deed.

Being the same property conveyed to Paul J. Huffman, III, unmarried by deed from Maria I. Perales, unmarried of record in Book 9750, page 881, said Register's Office.

This conveyance is made subject to: (1) 1999 Taxes, which have been prorated and assumed by the grantee; (2) Restrictions of record in Book 6846, page 838; (3) Covenants, Condititons, Restrictions and Agreements of record in Book 7332, page 380, amended in Book 7902, page 113; (4) Easements of record in Book 6846, page 833, Book 6881, page 926 , Book 7902, page 109 and Book 7902, page 145 (5) All matters appearing on the Plan of record in Plat Book 6900, page 954, said Register's Office.

Sarah R. Huffman, spouse of Paul J. Huffman, III, joins in the execution of this instrument for the purpose of conveying any interest she may have in the subject property by virtue of her marriage to the said Paul J. Huffman, III.

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

unimproved ( )
This is improved (X) property, known as 3818 West End Avenue #109, Nashville, Tennessee 37205

TO HAVE AND TO HOLD the said tract or parcel of land, with the apurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors, 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, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors, 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.

In witness whereof, the GRANTORS have hereunto set their hands (if a corporation, has caused its name to be signed hereto by its duly authorized officer) on this 5th day of May, 1999.

Paul J. Huffman III
PAUL J. HUFFMAN, III

Sarah R Huffman
SARAH R. HUFFMAN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 11472 PG. 912

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, PAUL J. HUFFMAN, III AND WIFE, SARAH R. HUFFMAN

with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand at office, this 5th day of May, 19 99.

My commission expires 9/18/99 Notary Public

STATE OF _____
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, _____

with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained, and who further acknowledged that _____ is the _____ of _____ the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand at Office, this _____ day of _____, 19____.

My commission expires _____ Notary Public _____

99 MAY 11 AM 10:29
PAT CAMPBELL
REGISTER
DAVIDSON COUNTY, TN.

IDENTIFICATION REFERENCE

0585366

RECORDERS MEMO
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614.10

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 163,000.00.

Burnita C. Hudgins
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF May, 19 99.

MY COMMISSION EXPIRES _____ Notary Public

GEORGE E. MUDD NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
(AFFIX SEAL)
My Commission Expires SEPT. 23, 2000

WARRANTY DEED

FROM
PAUL J. HUFFMAN, III

TO
BURNITA C. HUDGINS

PLEASE RETURN TO:
First Title & Escrow Company, Inc.
Suite 11C The Paddock
229 Ward Circle
P.O. Box 926
BRENTWOOD, TENNESSEE 37024-0926

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11472 PG. 913

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	CFEE - COMPUTER FEE	PRFEE - PROBATE FEE

0585366

IDENTIFICATION REFERENCE

99 MAY 11 AM 10:29

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

CASH

	1A1000.00
CON TX	603.10
PRFEE	1.00
MORTGAGE	8.00
CFEE	2.00
TOTAL	614.10
CHECK	614.10

05/11/99 01 10:33 0001 4362

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1459015