THIS INSTRUMENT PREPARED BY:

Homer R. Ayers, Attorney at Law
303 Frances Street (Zip 37072)
P. O. Box 904
Goodlettsville, TN 37070-0904

Instr:200005030044298 Page: 1 OF 2
REC'D FOR REC 05/03/2000 8:43:43AM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $236.80

Warranty Deed

ADDRESS NEW OWNERS:	PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES:	MAP-PARCEL NOS.
Robert E. Ellis, et ux 1018 Matthews Avenue Nashville, TN 37216	Same as New Owner	Map 61-16 Parcel 69 Field Book 15DZ 31050

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, LYNDA FAYE HUFFINE, Executrix of the Estate of Walter Clifton Huffine a/k/a Walter C. Huffine, deceased, joined by LYNDA FAYE HUFFINE, TRACY ELIZABETH HUFFINE and VAN HUGH HUFFINE, being all of the heirs and beneficiaries of the Estate of Walter Clifton Huffine a/k/a Walter C. Huffine, deceased, hereinafter referred to as the "GRANTORS", have bargained and sold and by these presents do transfer and convey unto ROBERT E. ELLIS and wife, EVELYN S. ELLIS, hereinafter referred to as 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. 7 of Block "A" on the Map of Greenland Estates, as of record in Book 974, page 13, Register's Office for Davidson County, TN.
>
> SAID Lot No. 7 fronts 50 feet on the northerly side of Cardinal Drive formerly Martha Avenue and runs back between parallel lines 175 feet to a dead line.
>
> BEING the same property conveyed to Walter C. Huffine and wife, Reba Huffine, by deed from William C. Henry and wife, Maxine M. Henry, of record in Book 2148, page 343, Register's Office for Davidson County, Tennessee. And, the said Walter C. Huffine died, testate, on February 15, 2000, predeceased by his wife, Reba Huffine, who died on August 23, 1995. The Last Will and Testament of Walter C. Huffine dated September 6, 1995 was filed for probate in the Probate Court for Davidson County, TN on March 7, 2000, in the case of *In Re: Probate of Last Will and Testament of Walter Clifton Huffine, deceased*, Docket No. 00P-373, and Lynda Faye Huffine was appointed Executrix of the said estate. The said Will gives, devises and bequeaths all of the decedent's property to Lynda Faye Huffine, Tracy Elizabeth Huffine and Van Hugh Huffine, in equal shares.
>
> The legal description, as hereinabove set forth, is the same as that contained in the previous Deed of Record.
>
> The current mailing address for said property is 1307 Cardinal Drive, Nashville, TN 37216.

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, the GRANTORS, 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 warrant that the same is unencumbered, except as follows:

1. Real Property Taxes for the year 2000, which are a lien, but not yet due and payable, which have been prorated between the parties and will be paid, in full, by the GRANTEES, when due.

2. Subject to any and all matters as they may appear on the Plan of record in Book 974, page 13, said Register's Office.

And, we, the GRANTORS, 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.

JOYCE LYNN GARTON executes this Warranty Deed as Attorney-in-Fact for EVELYN S. ELLIS, under a Power of Attorney recorded in Book 9631, page 731, Register's Office for Davidson County, Tennessee.

WITNESS our hands on the day and date last acknowledged below.

"GRANTORS"

LYNDA FAYE HUFFINE, individually and as Executrix of the Estate of Walter Clifton Huffine

TRACY ELIZABETH HUFFINE

VAN HUGH HUFFINE

"GRANTEES"

ROBERT E. ELLIS

EVELYN S. ELLIS
BY: JOYCE LYNN GARTON, Attorney In Fact

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LYNDA FAYE HUFFINE, TRACY ELIZABETH HUFFINE, VAN HUGH HUFFINE and ROBERT E. ELLIS, 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, at office, this the 2nd day of May, 2000.

NOTARY PUBLIC

HOMER R. AYERS
NOTARY PUBLIC AT LARGE
SUMNER COUNTY, TN
My Comm. Expiers Aug 29, 2001

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

On this the 2nd day of May, 2000, before me, personally appeared JOYCE LYNN GARTON, to me known to be the person who executed the foregoing instrument on behalf of EVELYN S. ELLIS, and acknowledged that she executed the same as the free act and deed of the said EVELYN S. ELLIS.

WITNESS my hand and official seal this the 2nd day of May, 2000.

NOTARY PUBLIC

HOMER R. AYERS
NOTARY PUBLIC AT LARGE
SUMNER COUNTY, TN
My Comm. Expiers Aug 29, 2001

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value, whichever is greater, for this transfer is $64,000.00.

Affiant

Sworn to and subscribed before me, this the 2nd day of May, 2000.

NOTARY PUBLIC

HOMER R. AYERS
NOTARY PUBLIC AT LARGE
SUMNER COUNTY, TN
My Comm. Expiers Aug 29, 2001