WARRANTY DEED

Instr:200005090046859 Page: 1 OF 2
REC'D FOR REC 05/09/2000 10:28:02AM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $369.63

Return to:
Baldwin Land Title
7117 Cedarwood Dr.
Antioch, TN 37013

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 99,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF MAY 2000

Notary Public

MY COMMISSION EXPIRES: 3/27/04
(AFFIX SEAL)

RHONDA BERRY Notary Public At Large DAVIDSON COUNTY, TN

THIS INSTRUMENT WAS PREPARED BY
Deanie L. Gregory, Attorney-at-Law, 223 Madison Street, Suite 203, Madison, TN 37115

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Paul D. Ervin	Coldwell Banker Mortgage	MAP 51-12
(NAME)	(NAME)	
400 Indian Trail	3000 Leadenhall Rd.	PARCEL 124
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	Mt Laurel, NJ 08054	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, Bobby Huffine and wife, Anna Huffine and Bill Dorris

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Paul D. Ervin and wife, Corona Renee Ervin

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. 19 on the Map of Andrew Jackson's Addition to Montague Park Subdivision, as of record in Book 547, Pages 83 and 84, Register's Office for Davidson County, Tennessee.

Said Lot No. 19 fronts 76 feet on the northerly side of Indian Trail and runs back 145 feet on the easterly line and 155.3 feet on the westerly line, with the easterly margin of Indian Trail, to a dead line and measures 75 feet thereon.

Being the same property conveyed to Bobby Huffine and Bill Dorris by Warranty Deed from Diane Vaughn, Sue Ann Wallace and Robert E. Fogarty, Jr., Devisee's under the Last Will and Testament of Robert Edward Fogarty, Sr., deceased, which deed is of record as Instrument No. 199912070300754 in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO SEWER EASEMENT IN FAVOR OF METROPOLITAN GOVERNMENT OF RECORD IN BOOK 5148, PAGE 140 AND NOTES, EASEMENTS, AND BUILDING SETBACK LINES, IF ANY, AS MAY BE SET FORTH ON THE MAP OF ANDREW JACKSON'S ADDITION TO MONTAGUE PARK SUBDIVISION, OF RECORD IN BOOK 57, PAGES 83 AND 84, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

unimproved ( )
This is improved (X) property, known as 400 Indian Trail, Madison, TN 37115
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 our hand s this 5th day of MAY xxx 2000

Bobby Huffine

Bill Dorris

Anna Huffine

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 Bobby Huffine xxxxxxxxxxxxxxxxxxxxand Bill Dorris

the bargainor s, 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 Madison, Tennessee, this 5th day of MAY, 2000.

Commission expires ~~XXX3XXXXX~~ 3/27/2004

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, ______, a Notary Public within and for the State and County aforesaid, personally appeared ______ and ______, with whom I am personally acquainted and who upon ______ oath(s) acknowledged ______ to be the ______ and ______ respectively of the ______ the within named bargainor, and corporation, and that ______ as such ______ and ______ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said ______ as such ______, and attesting the same by the said ______ as such ______.

Witness my hand and official seal at office at ______ on this the ______ day of ______ 19______.

My commission expires ______

Notary Public

State of Tennessee
County of Davidson

Personally appeared before me , the undersigned authority, a Notary Public in and for said County and State, the within named Anna Huffine, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official at Madison, TEnnessee, this the 5th day of May, 2000.

Commission expires: March 27, 2004

Notary Public

AMY REAGAN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires MAR. 27, 2004