Instr:200006060056238 Page: 1 OF 2
REC'D FOR REC 06/06/2000 12:26:59PM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $1147.00

THIS INSTRUMENT PREPARED BY: Mudter & Patterson Attorneys-at-Law 2000 Richard Jones Road, #110 Nashville, Tennessee 37215 FILE: Box 9B First Title and Escrow Company, Inc. FTEC No. 17299	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is: $310,000.00 Betty G. Harkness Affiant Subscribed and sworn to before me, this 5th day of June, 2000. Notary Public My Commission Expires:

WARRANTY DEED

Address New Owner(s):	Send Tax Bills to	Tax Information
BETTY G. HARKNESS	NEW OWNER	MAP 132-13
939 Robertson Academy Road		PARCEL 49
Nashville, Tennessee 37220		FB# OH9512

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, DAVID S. HUGGINS, III AND WIFE, TINA C. HUGGINS, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to BETTY G. HARKNESS, MARRIED, ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 939 Robertson Academy Road, Nashville, Tennessee 37220.

TO HAVE AND TO HOLD said real estate with the appurtenances, estate, title and interest thereto belonging to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Wherever used, this singular shall include the plural, the plural and singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 5th day of June, 2000.

David S. Huggins, III
DAVID S. HUGGINS, III

Tina C. Huggins
TINA C. HUGGINS

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DAVID S. HUGGINS, III AND TINA C. HUGGINS, 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 June, 2000.

My Commission Expires:

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 32 on the Plan of Oak Hill Valley Subdivision as of record in Book 1835, pages 15 and 16, Register's Office for said County, as corrected and described according to a survey made by Hart-Freeland-Roberts, Inc., dated April 20, 1977, as follows:

Beginning at an iron pin set in the south margin of Robertson Academy Road at the corner of Lots Nos. 32 and 33; thence, with the line between said lots, south 2 deg. 40 min., 30 sec. west, 166.56 feet to an iron pin, the corner of Lots Nos. 32 and 31; thence, with the line between Lots Nos. 31 and 32, north 87 deg. 11 min., 20 sec. west, 265.00 feet to a concrete monument in the easterly margin of Oak Valley Lane; thence with the margin in the same, north 2 deg. 39 min., 56 sec. east, 141.56 feet to a concrete monument, the beginning of a curve, having a length of 37.27 feet; thence around said curve to a concrete monument in the southerly margin of Robertson Academy Road; thence with the margin of the same, south 87 deg. 20 min. 4 sec. east, 240.00 feet to the point of beginning.

Being the same property conveyed to David S. Huggins, III and wife, Tina C. Huggins by deed from Cortez A. Cooper, Jr. and wife, Patricia S. Cooper, of record in Book 6576, page 395, said Register's Office.

This conveyance is made subject to: (1) 2000 Taxes, which have been prorated and assumed by the Grantee; (2) Easements of record in Book 6303, page 800; and (3) All matters appearing on the Plan of record in Plat Book 1835, pages 15 and 16, said Register's Office.