01

Realty 421

THIS INSTRUMENT PREPARED BY: MUDTER & PATTERSON ATTORNEYS-AT-LAW 2000 Richard Jones Rd.,Suite 110 Nashville, Tennessee 37215 FILE: Box 9B First Title and Escrow Company, Inc. FTEC No. 17611	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is: $820,000.00 Affiant Subscribed and sworn to before me, this 30th day of November, 2000. Notary Public My Commission Expires:

GEORGE C. MUDTER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires September 25, 2004

WARRANTY DEED

Address New Owner(s):	Send Tax Bills to	Tax Information
DANIEL L. HUFF	NEW OWNER	159-02-0
209 Woodford Place		58.00
Nashville, Tennessee 37215		FH25923

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, JANE M. SMITH, MARRIED, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to DANIEL L. HUFF AND WIFE, SHARON A. HUFF, ("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 209 Woodford Place, Nashville, Tennessee 37215.

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.

Thomas S. Smith, spouse of Jane M. Smith, joins in the execution of this instrument for the purposes of conveying any interest he may have in the subject property by virtue of his marriage to the said Jane M. Smith.

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 30th day of November, 2000.

JANE M. SMITH

THOMAS S. SMITH

Davidson County DEEDWARR
Recvd: 12/04/00 13:14 2pgs
Fees:11.00 Taxes:3034.00

20001204-0118938

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JANE M. SMITH AND THOMAS S. SMITH, 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 30th day of November, 2000.

My Commission Expires: _____

Notary Public

GEORGE C. MUDTER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires September 25, 2004

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 67 on the Plan of Hound's Run, as of record in Plat Book 6900, pages 167 thru 171, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Jane M. Smith by deed from Martha Starr of record in Book 8953, page 766, said Register's Office.

This conveyance is made subject to: (1) Restrictions of record in Book 7079, page 995, corrected in Book 7238, page 736, amended in Book 11719, page 845; (2) Charter of record in Book 7253, page 992; (3) By-Laws of record in Book 7080, page 8; and (4) All matters appearing on the Plan of record in Plat Book 6900, pages 167 thru 171, said Register's Office.