Davidson County DEEDWARR
Recvd: 07/17/01 15:40 2pgs
Fees:13.00 Taxes:88.80

20010717-0075914

WARRANTY DEED

DORRIS-H01437

STATE OF Tennessee
COUNTY OF ~~Davidson~~ Sumner
THE ACTUAL CONSIDERSATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $24,000.00

Affiant

Subscribed and sworn to before me, this 2nd DAY OF July, 2001.

Notary Public

MY COMMISSION EXPIRES: 6-30-04

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
Middle Tennessee Escrow Company, LLC
113 Hazel Path, The Southall Building
Hendersonville, Tennessee 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
William H. Dorris unmarried, and Robert B. Huffine married	Same	61-10-21 & 61-10-20
(NAME) Hutson DSD 3842 & 3844 Huston Ave.	(NAME)	
(ADDRESS) Nashville, Tennessee 37216	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, DEBRA G. STREET DUNCAN, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto WILLIAM H. DORRIS UNMARRIED, AND ROBERT B. HUFFINE MARRIED, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lots No. 234 and 235 on the Map of Maplewood Heights, Second Subdivision, of record in Book 547, pages 103 and 104, Register's Office of Davidson County, Tennessee.

Said Lots No. 234 and 235 adjoin and front together 200 feet on the westerly side of Hutson Avenue and run back between parallel lines 300 feet to a dead line.

INCLUDED IN THE ABOVE DESCRIPTION BUT SPECIFICALLY EXCLUDED FROM THIS CONVEYANCE IS THE FOLLOWING TRACT:

Land conveyed to Terry Wayne Nickins and wife, Carolyn Nickins, by Deed of record in Book 4398, page 47, Register's Office of Davidson County, Tennessee, Being part of Lot 234 on the Map of Maplewood Heights, Second Subdivision, as of record in Book 547, pages 103 and 104, Register's Office for said County, described as follows: Beginning at the northeast corner of Lot 234 and being the common corner of Lots 234 and 233; thence with the line between Lots 234 and 233, 300 feet to a point; thence along the rear line of Lot 234 in a southerly direction 50 feet to a point; thence easterly along a line parallel to the line between Lots No. 233 and 234, 300 feet to the westerly margin of Hutson Avenue; thence along the westerly margin of Hutson Avenue 50 feet, more or less, to the point of beginning.

Being the same property conveyed to Debra G. Street Duncan, by Deed from John Anthony Piper, James Howard Piper, Jr., Rebecca Ann Harris, and Dorothy Nell Piper, only Heirs-at-Law of Ocia M. Piper, executed on January 25, 1994, and filed for record on February 3, 1994, in Book 9240, page 438, Register's Office for said County.

unimproved ( )
This is improved (X) property, known as 3842 & 3844 ~~Huston~~ Hutson DSD Ave., Nashville, Tennessee 37216
(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 my/our hand(s), this 2nd day of July, 2001.

~~Debra G. Street~~ Duncan

STATE OF Tennessee
COUNTY OF Davidson Sumner

Personally appeared before me, Stacy R. Nutter, a Notary Public in and for said County and State, the within named Debra G. Street Duncan, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 2nd day of July, 2001.

My Commission Expires: 6-30-04

Notary Public

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, _____, a Notary Public within and for said County and State 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 _____.

Witness my hand and official seal at office at _____ on this the 2nd day of July, 2001.

My Commission Expires _____

_____
Notary Public

AFTER RECORDING PLEASE RETURN TO:

Middle Tennessee Escrow Company, LLC
113 Hazel Path, The Southall Building
Hendersonville, Tennessee 37075