WARRANTY DEED

Davidson County DEEDWARR
Recvd: 02/08/02 14:11 2pgs
Fees:13.00 Taxes:187.78

20020208-0017573

SARAH TYLER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $50,750.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3RD DAY OF DECEMBER, 2001.

Notary Public

MY COMMISSION EXPIRES: 7/26/03

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Jack Case Wilson Title Associates, LLC, 7100 Executive Center Drive, Ste. 150, Brentwood, Tennessee 37027

F-0264

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael W. Huffines	Michael W. Huffines	052-01-0-203.00
(NAME)	(NAME)	
771 Madison Blvd.	3325 Freeman Hollow Road	
(ADDRESS)	(ADDRESS)	
Madison, Tennessee 37115	Goodlettsville, Tennessee 37072	
(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, Bank One, National Association, as Trustee f/k/a First National Bank of Chicago, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Michael W. Huffines and wife, Reba H. Huffines and Alice F. Huffines, 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:

Being Lot No.1 on the Plan of Re-subdivision of Part of Lot No. 7 of Power and Roth's Subdivision of Madison Park, of record in Book 4300, Page 8, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Bank One, National Association, as Trustee f/k/a First National Bank of Chicago by Substitute Trustee's Deed of record in Instrument No. 20010403-0032167, Register's Office Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 771 Madison Boulevard, 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 my hand this 7th day of February, 2002.

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Bank One, National Association, as Trustee f/k/a First National Bank of Chicago

BY:

SHARMEL DAWSON-TYAU Asst VP

STATE OF CALIFORNIA
COUNTY OF SAN DIEGO

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared SHARMEL DAWSON-TYNN with whom I am personally acquainted and who upon his/her oath (s) acknowledged himself/herself to be the Asst V.P. respectively of the Bank One, National Association, as Trustee f/k/a First National Bank of Chicago the within named bargainor, and corporation, and that he/she as such Asst V.P. being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said corporation as such corporation.

Michelle Rae McManus
Notary Public

My Commission Expires: _____

MICHELLE RAE MCMANUS
Commission # 1281216
Notary Public - California
San Diego County
My Comm. Expires Oct 21, 2004

RETURN TO:

Jack Case Wilson Title Associates, LLC
7100 Executive Center Drive
Ste. 150
Brentwood, Tennessee 37027