Davidson County DEEDWARR
Recvd: 04/17/02 11:13 2pgs
Fees:13.00 Taxes:209.05
20020417-0047623

THIS INSTRUMENT PREPARED BY:
DEAN ROBINSON, ATTORNEY
3125 North Mt. Juliet Road
P. O. Box 425
Mt. Juliet, TN 37122

ADDRESS NEW OWNER:
Alice Faye Huffines, et al
3325 Freeman Hollow Road
Goodlettsville, TN 37072

SEND TAX BILLS:
New Owner

MORTGAGEE:
National Bank of Commerce
1691 North Mt. Juliet Road
Mt. Juliet, TN 37122

MAP-PARCEL:
Map 53-03
Parcel 34

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, **I, Brenda Midgett Robinson, Executrix of the Estate of Allie G. Midgett,** hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **Alice Faye Huffines and Michael W. Huffines and wife, Reba H. Huffines,** hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in the Fourth Civil District of Davidson County, State of Tennessee, described as follows, to wit:

> Being a part of Lot No. 22, Section C, Village of Old Hickory, as shown on plan recorded July 16, 1948, Book 1424, page 66, in Register's Office for Davidson County, Tennessee, more particularly described as follows:
>
> Beginning with an iron pin at the southwest corner of Lot No. 22, Section C, and running thence the following courses and distances: N 1° 08' E 57.6 feet to an iron pin; thence S 88° 56' E 64.1 feet to an iron pin; thence S 1° 04' W 47.3 feet to an iron pin; thence in a westerly direction around a curve having a radius of 10 feet, 15.7 feet to a concrete monument; thence N 89° 10' W 54.3 feet to an iron pin and the point of beginning, containing 0.08 acres, more or less.
>
> Being the same property conveyed to C. D. Midgett and wife, Allie J. Midgett, by deed from E. I. duPont de Nemours and Company, as of record in Book 1905, page 442, Register's Office for Davidson County, Tennessee. The said C. D. Midgett predeceased Allie J. Midgett on January 19, 1994, leaving her as the surviving tenant by the entireties. Allie J. Midgett died on April 29, 1998. The Last Will and Testament of Allie G. Midgett is of record in Book 223, page 420, Probate Clerk's Office for Davidson County, Tennessee.
>
> Allie J. Midgett and Allie G. Midgett are one and the same.

This is improved property known as 1210 Dodson Street, Old Hickory, Tennessee 37138.

This conveyance is made subject to all restrictions and easements of record, or which a visual inspection of the property would reveal, including easements of record in Book 1905, page 442, and Book 1853, page 281, and easements, covenants and conditions as shown on the plan of record in Book 1424, page 66, all of record in the Register's Office for Davidson County, Tennessee.

Property taxes for the current year have been settled between the parties and will be paid by the Grantees.

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 12th day of April, 2002.

Brenda Midgett Robinson Executrix
BRENDA MIDGETT ROBINSON,
Executrix

STATE OF TENNESSEE)
COUNTY OF WILSON)

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Brenda Midgett Robinson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the Executrix of the Estate of Allie G. Midgett and that she as such Executrix executed the foregoing Warranty Deed for the purposes therein contained.

Witness my hand and official seal at Mt. Juliet, Tennessee, this 12th day of April, 2002.

NOTARY PUBLIC

DEAN ROBINSON NOTARY PUBLIC AT LARGE WILSON CO. TENN.

My Commission Expires: 10/26/03

STATE OF TENNESSEE)
COUNTY OF WILSON)

The actual consideration or value, whichever is greater for this transfer is **$56,500.**

AFFIANT

Subscribed and sworn to before me this 12th day of April, 2002.

NOTARY PUBLIC

My Commission Expires: 10/26/03

DEAN ROBINSON NOTARY PUBLIC AT LARGE WILSON CO. TENN.