THIS INSTRUMENT PREPARED BY:
RICK PILIPONIS
MUSIC CITY TITLE & ESCROW
311 WHITE BRIDGE ROAD
NASHVILLE, TENNESSEE 37209
MCTE00000197

Davidson County DEEDWARR
Recvd: 07/05/02 12:49 2pgs
Fees:13.00 Taxes:695.60

20020705-0081137

# WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of ONE AND 00/100 ($1.00) DOLLAR, Cash in Hand paid by ROY F. HUDDLESTON, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, We, ANTHONY CHERRY and JAMES MAITLAND, have bargained and sold, and by these presents do transfer and convey unto the said ROY F. HUDDLESTON, his heirs and assigns, a certain tract or parcel of land as follows:

Land in Davidson County, Tennessee, being Lot No. 7 on the Plan of Bluefield Square, Section 1, of record in Book 5200, Page 38, 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 ANTHONY CHERRY and JAMES MAITLAND by Substitute Trustee's Deed from _____, Substitute Trustee, dated _____, of record as Instrument No. 20020705-0081136 Register's Office for Davidson County, Tennessee.

**To Have and To Hold** the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging, to the said ROY F. HUDDLESTON, his heirs and assigns, forever. And we do covenant with the said ROY F. HUDDLESTON, that we are lawfully seized and possessed of the said land in Fee Simple; have a good right to convey it, and the same is unencumbered. And we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said land to the said ROY F. HUDDLESTON, his heirs and assigns, against the lawful claims of all persons whomsoever.

**WITNESS MY HAND** this the 17th day of June, 2002.

ANTHONY CHERRY

JAMES MAITLAND

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, a Notary Public of the State and County aforesaid, certify that the within named bargainors, **ANTHONY CHERRY and JAMES MAITLAND**, with whom I am personally acquainted or who was proved on the basis of satisfactory evidence to me to be the persons described in and who executed the foregoing instrument, personally appeared before me and acknowledged under oath that they executed the foregoing instrument as their free act and deed for the purposes therein contained.

**WITNESS MY HAND AND NOTARIAL SEAL** at office in the State and County aforesaid, this the 17th day of June, 2002.

NOTARY PUBLIC

RICK PILIPONIS NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN.

My Commission Expires: 10-13-04

**AFFIDAVIT**

I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $188,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

AFFIANT

Sworn to and subscribed to before me this 17th day of June, 2002.

NOTARY PUBLIC

My Commission Expires: 10-13-04

RICK PILIPONIS NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN.

**MAP 96-05** 96-05
**PARCEL 197.00** 197.00

**ADDRESS OF NEW OWNERS:**
**ROY F. HUDDLESTON**
222 Cumberland Circle
Nashville, TN 37214

**SEND TAX BILLS TO:**
SAME