Name and Address of New Owner:
David Huggins
~~[redacted]~~
1634 Highfield Lane
Brentwood TN 37027

Send Tax Bills To:
Same

Prepared by:
David W. McMackin
213 A Ward Cr.,S-104
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Map & Parcel No.
119-9-23 and 24

The actual consideration or value, whichever is greater for this transfer is $115,000.00

David T. Huggins
Affiant

Subscribed and sworn to before me on this 6th day of September, 2002.

Notary Public

My Commission Expires:

GIB VAN DER HEYDEN NOTARY PUBLIC AT LARGE DAVIDSON CO., TENN.
MY COMMISSION EXPIRES: JULY 26, 2003

Davidson County DEEDWARR
Recvd: 09/25/02 08:55 2pgs
Fees:13.00 Taxes:425.50
20020925-0116777

WARRANTY DEED

For and in consideration of the sum of Ten and No/100----------($10.00)----------
Dollars cash in hand paid and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, I, Jimmy Stratton have bargained and sold, and do hereby transfer and convey unto David Huggins and Diana Huggins D/B/A LAMB properties, their successors and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land lying in Davidson County, Tennessee, being further described to-wit:

Tract One:
Being Lot No. 82 on the Plan of Revised and Corrected Plan of Thompson and Ring's Subdivision of Edenwold Park, as of record in Book 332, page 29, R.O.D.C. Tennessee.

Said Lot No. 82 fronts 50 feet on the easterly side of Landers Avenue and runs back 272 feet 1 inch on the north line and 296 1/2 feet on the south line to an alley and shows 56 feet on said alley and is bound on the south by a 26 foot street.

Tract Two:
Being the easterly part of Lot No. 82 on the Plan of Revised and Corrected Plan of Thompson and Ring's Subdivision of Edenwold Park, of record in Book 332, page 29, Register's Office for Davidson County, Tennessee, described according to a survey made by Cantrell, Connell and Morrison, Engineers, March 6, 1952, as follows:

BEGINNING on the northerly margin of Parmer Avenue at a point 173.9 feet east of the easterly margin of Landers Avenue; thence northwardly 50 feet to the line between Lots. No 81 and 82; thence with the line between said two lots easterly 90 feet to the westerly margin of an alley; thence with said alley southwardly 56 feet to the northerly margin of Parmer Avenue; thence with said Avenue westwardly 166 feet to the beginning.

Included in the above description but specifically excluded there from is that portion of the subject property conveyed to the Metropolitan Government of Nashville and Davidson County, Tennessee of record in Book 3939, page 652, said Register's Office.

Being the same property conveyed to Jimmy Stratton of record in Book 11314, pages 782, 786, 790, 794, 798, 802, 806, 810 and 814, said Register's Office

This is improved property known as 2718 Landers Avenue, Nashville, TN 37211.

This legal description is exactly as the previous deed of record.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said Grantees, their heirs and assigns forever. Grantors covenant that they are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered except for unpaid real estate taxes.

GRANTORS further covenant and bind themselves and their heirs and assigns, to warrant and forever defend the title to said real estate to the said Grantees, their heirs and assigns, against the lawful claims of all persons.

WITNESS our hands on this 6th September, 2002.

Jimmy Stratton

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jimmy Stratton, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 6th September, 2002.

Notary Public

GIB VAN DER HEYDEN
NOTARY PUBLIC AT LARGE
DAVIDSON CO., TENN.

My commission expires: _____

MY COMMISSION EXPIRES: