Davidson County DEEDWARR
Recvd: 10/24/02 13:18 2pgs
Fees:13.00 Taxes:277.50

20021024-0130444

RECORD AND RETURN TO:
SATURN AND MAZER
212 THIRD AVE. N., NASHVILLE, TN 37201
(SP) **41370** **FILE BOX "7"**

WARRANTY DEED

ALAN L. SATURN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires JULY 29, 2006

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER
IS **$ 75,000.00.**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE
THIS **23rd DAY OF OCTOBER, 2002.**

Notary Public

MY COMMISSION EXPIRES:_____

THIS INSTRUMENT WAS PREPARED BY
SATURN AND MAZER TITLE SERVICES, INC., 212 THIRD AVENUE, N.,NASHVILLE, TENNESSEE 37201

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL #
TERRANCE POSSEHL **461 East 61st Street** **Long Beach, CA 90805**	**S A M E**	**82-7-46**

FOR AND IN 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 **ROBERT B. HUFFINE and BILL DORRIS**

H.EREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **TERRANCE POSSEHL**

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 113, Dr. V. S. Lindsley's Addition to Edgefield as of record in Book 57, Page 25, Register's Office, Davidson County, Tennessee.

Being the same property conveyed to Robert B. Huffine, a ½ undivided interest, and Bill Dorris, a ½ undivided interest, by Quitclaim Deed from Robert B. Huffine, of record in Book 11655, Page 408, Register's Office for Davidson County, Tennessee and being the same property conveyed to Robert B. Huffine by Warranty Deed from Don C. Crouch and wife, Lynn Crouch, of record in Book 11645, Page 146, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all easements, if any.

This is the same description as in previous deed of record.

This is investment property and has never been the residence of Grantors nor any spouses.

This is improved (X) property, known as **813 A, B, & C North 2nd Street, Nashville, Tennessee 37207**

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 OUR HANDS THIS _____ DAY OF OCTOBER, 2002.

ROBERT B. HUFFINE

BILL DORRIS

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Before me, THE UNDERSIGNED, a Notary Public in and for the State and County aforesaid, personally appeared ROBERT B. HUFFINE and BILL DORRIS, the bargainors, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennesssee, this the _____ day of October, 2002.

NOTARY PUBLIC

My Commission Expires: _____

ALAN L. SATURN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 29, 2006