Davidson County DEEDWARR
Recvd: 11/05/02 09:57 2pgs
Fees:13.00 Taxes:284.90

20021105-0135526

KIMBERLY A. BAILEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 77,000.00.

June M. Copeland
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st day of October, 2002.

Kimberly A. Bailey
Notary Public

MY COMMISSION EXPIRES: 01/29/05

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney, 100 Hazel Path, Lexington Bldg., Suite A, Hendersonville, TN 37075

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
June M. Copeland	First Horizon Home Loan Corporation	Map: 53-03-34
(NAME)	(NAME)	Parcel:
1210 Dodson Street	P.O. Box 146	
(ADDRESS)	(ADDRESS)	
Old Hickory TN 37138	Memphis, TN 38101	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, ALICE FAYE HUFFINES AND MICHAEL W. HUFFINES AND WIFE, REBA H. HUFFINES, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto JUNE M. COPELAND, A SINGLE PERSON, 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:

Land in Davidson County, Tennessee, being all of Lot No. 22, Section C, Village of Old Hickory, as shown by plat appearing of record in Plat Book 1424, page 66, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Being the same property conveyed to Alice Faye Huffines and Michael W. Huffines and wife, Reba H. Huffines by Deed of record as Instrument No. 20020417-0047623, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following:
Easements and Restrictions of record in Book 5161, page 166; Easement in Book 626, page 556; Telephone Easement in Book 662, page 743; Easements in Book 1905, page 442, and Book 1853, page 281; and, any and all matters as shown on plat of record in Plat Book 1424, page 66; all in the Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved (X) property, known as 1210 Dodson Street, Old Hickory, TN 37138
(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 Grantors covenant with the said GRANTEES that they 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 except for the current year property taxes which are being prorated between the parties and Grantees agreeing to pay said tax when due; and Grantors further covenant and bind themselves, their heirs and assigns, 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 31st day of October, 2002.

Alice Faye Huffines

Michael W. Huffines

Reba H. Huffines

Harry D. Huffines

STATE OF Tennessee

COUNTY OF Sumner

Before me, the undersigned Notary Public, personally appeared Alice Faye Huffines, Michael W. Huffines and Reba H. Huffines* who is/are known to me or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

* and Harry D. Huffines

Witness my hand and official seal, this 31st day of October, 2002.

Kimberly A. Baez

Notary Public

My Commission Expires: 1-29-05

KIMBERLY A. BAEZ
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

(SEAL)

Mail After Recording To:

Southern Title Services, LLC
100 Hazel Path, Lexington Bldg., Suite A
Hendersonville, TN 37075

The said Harry D. Huffines is the spouse of Alice Faye Huffines. He is joining in for the sole purpose of conveying any interest he may have in said property.