WARRANTY DEED

Davidson County DEEDWARR
Recvd: 12/02/02 16:37 1pgs
Fees:13.00 Taxes:231.16

20021202-0148299

HUFFINE-H02740

STATE OF Tennessee
COUNTY OF Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $62,475.00

Affiant

Subscribed and sworn to before me, this 25th DAY OF November 2002.

Notary Public

MY COMMISSION EXPIRES: 3/15/05
(AFFIX SEAL)

MELISSA D. ROGERS NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENNESSEE

~~THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:~~

Middle Tennessee Escrow Company, LLC
120 Anderson Lane
Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
Dustin Allen Huffine	Bank of America	72-5-142
(NAME)	(NAME)	
1007 Dozier Place	9000 Southside Blvd	
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37216	Jacksonville, FL 32266-0771	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, JAMES DARRELL HASTINGS AND KELLYE HASTINGS AND JOYCE M. JACKSON, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto DUSTIN ALLEN HUFFINE, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 28 on the Map of Dozier Place, of record in Book 974, page 51, Register's Office for said County.

Said Lot No. 28 fronts 50 feet on the northerly side of Dozier Avenue and runs back 115.4 feet on the easterly line, 113.3 feet on the westerly line, to a dead line, measuring 50.1 feet thereon.

Being the same property conveyed to James Darrell Hastings and wife, Kellye Hastings and Joyce M. Jackson by Deed from Jeffie Wilburn Carr and wife, Betty Sue Carr and Dorris Glenn Carr and Mary Nell Carr of record in Book 8473, page 613, dated 10/25/1991 and recorded on 10/29/1991, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to the grantors herein by Deed of even dated record in Instrument No. _____, said Register's Office.

This is improved (X) property, known as 1007 Dozier Place, Nashville, Tennessee 37216
unimproved ( ) (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 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/our hand(s) this 25th day of November, 2002.

James Darrell Hastings

Kellye Hastings

Joyce M. Jackson

STATE OF Tennessee
COUNTY OF Sumner

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named James Darrell Hastings and Kellye Hastings and Joyce M. Jackson, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Hendersonville (city), TN (state), this 25th day of November, 2002.

Notary Public

My Commission Expires: 3/15/05

MELISSA D. ROGERS NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENNESSEE