PREPARED BY:
COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

WARRANTY DEED

THIS INDENTURE is made and entered into this 27th day of December, 2002, by and between DANNY DAVENPORT, EXECUTOR UNDER THE WILL OF PATTY SUE VOSS, DECEASED, hereinafter called Grantor, and HARRY D. HUFFINES and ALICE FAYE HUFFINES, HUSBAND AND WIFE , hereinafter called Grantees.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable considerations, the receipt of which are hereby acknowledged, DANNY DAVENPORT, EXECUTOR UNDER THE WILL OF PATTY SUE VOSS, DECEASED, Grantor, does hereby bargain, sell, transfer and convey unto HARRY D. HUFFINES and ALICE FAYE HUFFINES, HUSBAND AND WIFE , hereinafter referred to as Grantees, their successors and assigns, all of that certain real estate located in DAVIDSON County, Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of Grantor in and to all buildings and fixtures located on said real estate, and any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (collectively, the "Property"). This conveyance of the "Property" and all covenants and warranties contained herein, are made expressly subject to the exceptions and other matters set forth in Exhibit "B", which is attached hereto and incorporated herein by reference.

This is improved property known as 1112 FOWLER STREET, OLD HICKORY, TN 37138.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto Grantee, their successors and assigns forever. The Grantor covenants and agrees with the said Grantees that Grantor is lawfully seized and possessed of the said real estate and that Grantor has a good and lawful right to sell the same. The Grantor further covenants that the same is unencumbered except as otherwise set forth in Exhibit "B".

Grantor further covenants and binds himself and his successors, heirs and assigns, to warrant and forever defend the title to said Grantees, their successors and assigns, against the lawful claims of all person whomsoever.

WITNESS the hand and seal of Grantor on the day and year first above written.

Danny Davenport Executor

DANNY DAVENPORT, EXECUTOR UNDER THE WILL OF PATTY SUE VOSS, DECEASED

Davidson County DEEDWARR
Recvd: 01/02/03 15:31 3pgs
Fees:18.00 Taxes:296.00

20030102-0000733

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, DANNY DAVENPORT, EXECUTOR UNDER THE WILL OF PATTY SUE VOSS, DECEASED, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that SHE executed the within instrument for the purposes therein contained.

Witness my hand, at office, this **27th** day of December, 2002.

Notary Public

My Commission Expires: 5/30/2004

Name and Address of Property Owner:

HARRY D. HUFFINES and ALICE FAYE HUFFINES, HUSBAND AND WIFE

3325 FREEMAN ROAD
GOODLETTSVILLE, TN 37072

Property Address:

1112 FOWLER STREET
OLD HICKORY, TN 37138

Person Responsible for Taxes:

SAME

Map & Parcel #: MAP 44-14, PARCEL 67

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **$80,000.00** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, a Notary Public, this **27th** day of **December, 2002.**

Notary Public

My Commission Expires: 5/30/2004

RETURN TO:

COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

EXHIBIT 'A'

Land in Davidson County, Tennessee, being Lots Nos. 111 and 112 on the Plan of Rolling Green Subdivision, Section 1, as of record in Book 1424, page 75, Register's Office for said County.

Said lots adjoin and front together 170 feet on the westerly side of Fowler Street, and extend back 226.5 feet on the southerly line and 228 feet on the northerly line, to a line in Book 3503, page 605, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to LEONARD B. VOSS AND WIFE, PATTY SUE VOSS, by Warranty Deed, from W.A. BEAVERS, UNMARRIED, of record in Book 4364, page 912, Register's Office for DAVIDSON County, Tennessee. LEONARD B. VOSS since died and the property vested in his surviving spouse, Patty Sue Voss. Patty Sue Voss died on 9-13 2002, and by her Last Will and Testament filed in the Probate Court for Davidson County, Tennessee, Docket No. 02P1612, in Will Volume 4861, page 897087, the property vests in her Residuary Estate and Danny Davenport was named Executor under her will with all rights under T.C.A. 35-50-110.

EXHIBIT 'B'

1. All REAL PROPERTY taxes for the year 2003 and subsequent years, A LIEN, not yet due and payable (MAP 44-14, PARCEL 67).

2. All matters as set forth on the Plan of Rolling Green Subdivision, of record in Plat Book 1424, page 75, said Register's Office which shows a 30-foot minimum building setback line from Fowler Street; a 10-foot public utility easement along the rear lines; and a special 5-foot wide utility easement across center area of lots.

3. Restrictive Covenants and Easements of record in Book 1942, Pages 528-532 per deed of record in Book 4364, page 912, Register's Office for DAVIDSON County, Tennessee.