(2)

LINDA V. JONES NOTARY PUBLIC AT LARGE WILSON COUNTY, TENN.	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 147,500.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of December, 2002. Notary Public MY COMMISSION EXPIRES: 7-23-05 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney, 4733 Andrew Jackson Pkwy., Suite 1-C, Hermitage, TN 37076

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Denzil R. Huff and Christine C. Huff	Owner	Map & Parcel 64-12-A-302
(NAME) 302 Thunder Place	(NAME)	
(ADDRESS) Hermitage TN 37076	(ADDRESS)	
(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, **MATTIE LOU NIPP, UNMARRIED**, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **DENZIL R. HUFF AND CHRISTINE C. HUFF HUSBAND AND WIFE**, 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 Unit No. 302, on the Plan of Fox Run Condominiums, Second Revision, Part of Sec. 2 and First Revision, Part of Sec. One, as shown by plat appearing of record in Book 6250, Page 118, 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 J. V. Nipp and wife, Mattie Lou Nipp by Warranty Deed of record in Book 7472, Page 609, said Register's Office. The said J.V. Nipp died on May 15, 2002.

This conveyance is subject to the following: This property is subject to Master Deed of record in Book 5535, Page 713, as corrected in Book 5895, Page 316, and Book 5936, Page 301, as amended in Book 6370, Page 817, and Book 8510, Page 95; By-Laws of record in Book 4966, Page 590 as amended in Book 5548, Page 852, Book 5564, Page 582 and Book 8510, Page 100; Charter of Condominium Association of record in Book 5208, Page 188; and, any and all matters as shown on plat of record in Plat Book 6250, Page 118; all in the Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved (X) property, known as 302 Thunder Place, Hermitage, TN 37076
(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.

Davidson County DEEDWARR
Recvd: 01/06/03 10:36 2pgs
Fees:13.00 Taxes:545.75
20030106-0001740

Witness our hands this 30th day of December, 2002.

Mattie Lou Nipp, by Robert G Nipp, her Attorney in Fact

STATE OF Tennessee

COUNTY OF Davidson

On this 30th day of December, 2002, before me personally appeared Robert G. Nipp, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she is the attorney-in-fact of Mattie Lou Nipp and is authorized by him/her, and does hereby acknowledge the execution of this instrument on his/her behalf, by virtue of an instrument of record in Trust Deed Book _____, Page _____, Register's Office of Davidson County, Tennessee.

Witness my hand and official seal, this 30th day of December, 2002.

Notary Public

My Commission Expires: 9-23-05

LINDA V. JONES NOTARY PUBLIC AT LARGE WILSON COUNTY, TENN.

(SEAL)

Mail After Recording To:
David W. Kious
Southern Title Services, LLC
4733 Andrew Jackson Pkwy., Suite 1-C
Hermitage, TN 37076