23-1-100

PREPARED BY:
Land Title South, Inc.
501 Corporate Centre Drive, Suite 360
Franklin, TN 37067

WARRANTY DEED

THIS INDENTURE is made and entered into this **10th** day of **February, 2003** by and between **Edward R. Fann and wife, Helga Fann** , herein after referred to as GRANTOR, and **Billy C. Huff, II**, herein after referred to as GRANTEE.

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 consideration, the receipt of which is hereby acknowledged, the GRANTOR does hereby bargain, sell, transfer and convey unto the GRANTEES, all of GRANTOR'S right, title and interest in the following described property lying in City of **Antioch,** County of **Davidson,** State of Tennessee, more particularly described as follows:

Land in the 5th Civil District of Davidson County, Tennessee, according to a survey made by E. L. Miller, Jr., and Co. dated December 21, 1972, more particularly described as follows:

Beginning at a point in the easterly margin of Pettus Road, said point being 5891 feet more or less to the margin of Nolensville Road; thence south 78 degrees 05 minutes east 689.0 feet to an iron pin; thence north 8 degrees 55 minutes east 150.0 feet to a point; north 6 degrees 30 minutes east 75.0 feet to a point in fence; thence north 82 degrees 15 minutes west 667.0 feet to a point in the east margin of Pettus Road; thence along the easterly margin of Pettus Road south 13 degrees 55 minutes west 175.0 feet to the point of beginning, said tract of land containing 3.08 acres, more or less.

This conveyance is subject to any and all existing restrictions and easements of record.

Being the same property conveyed to Edward R. Fann, married, by Warranty Deed from Jesse A. Randolph and wife, Pauline Randolph, of record in Book 11230, page 400, executed on November 30, 1998, Register's Office for Davidson County, Tennessee.

This is improved/unimproved property known as: 6228 Pettus Road, Antioch,TN 37013

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEE, GRANTEE'S heirs, successors and assigns forever. The GRANTOR does covenant and agree with the said GRANTEE 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 herein, and that the title and quiet possession thereto GRANTOR will forever warrant and defend against the lawful claims of all persons whomsoever.

WITNESS MY HAND on the day and year first above written.

Edward R. Fann
Edward R. Fann
Signature of Seller

Helga Fann
Helga Fann
Signature of Seller

Davidson County DEEDWARR
Recvd: 02/11/03 10:46 2pgs
Fees:13.00 Taxes:370.00
20030211-0018641

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF Williamson)

Personally appeared before me, a Notary Public of said County and State, **Edward R. Fann and wife, Helga Fann** , the within named 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, at office, this **10th** day of **February, 2003.**

Notary Public

My Commission Expires: 11-26-05

HOLLY NEWMAN NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

Name and Address of Property Owner:
Billy C. Huff, ~~II~~ Sr. BH
6228 Pettus Road, Antioch, TN 37013

Send Tax Statements to:
SAME
,

Map & Parcel 181.00-0-121.00

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF Williamson

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 **$100,000.00** 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 **10th** day of **February, 2003.**

Notary Public

My Commission Expires: 11-26-05

HOLLY NEWMAN NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

RETURN TO:

Land Title South, Inc.
501 Corporate Centre Drive, Suite 360
Franklin, TN 37067
23-1-100