Davidson County DEEDWARR
Recvd: 02/12/03 08:51 2pgs
Fees:13.00 Taxes:222.00
20030212-0019152

This instrument prepared by:
DAVID M. AMONETTE
Attorney at Law
554 West Main Street
Gallatin, TN 37066

ADDRESS NEW OWNER:
Michael W. Huffines and wife,
Reba H. Huffines
500 West Angela Circle
Goodlettsville, TN. 37072

SEND TAX BILLS:
Same

Map 44-15, Parcel 280.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00), cash in hand paid by the hereinafter named Grantees and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Joe D. Adams, having a ½ undivided interest, and Gail A. Stroud, Trustee of the William E. Alexander Family Trust, having a ½ undivided interest,** hereinafter called the Grantors, have bargained and sold the following described property, and by these presents do transfer and convey unto **Michael W. Huffines and wife, Reba H. Huffines, as Tenants by the Entirities** the following described property to wit:

> LAND in Davidson County, Tennessee, being Lot No. 44 of Section "D" on the plan of E.I. du Ponte de Nemours and Company's Subdivision, as of record in Book 1424, page 65, Register's Office Davidson County, Tennessee.
>
> SAID Lot No. 44 fronts 61.1 feet on the westerly side of Debow Street and runs back between parallel lines, 64.9 feet to a dead line, measuring 61.1 feet thereon.
>
> BEING the same property conveyed to **Joe D. Adams and William E. Alexander** by Deed of record in Record Book 5409, page 646, Register's Office for Davidson County, Tennessee. The said **William E. Alexander** conveyed his ½ undivided interest to **William E. Alexander and Allegra V. Alexander, trustees or their successors in trust under the William E. Alexander and Allegra V. Alexander Caring Trust** of record in Book 11187, page 497, said Register's Office. **Gail A. Stroud**, Successor Trustee of the **William E. Alexander and Allegra V. Alexander Caring Trust** conveyed her interest to **Gail A. Stroud, Trustee of the William E. Alexander Family Trust.**
>
> THIS CONVEYANCE is made subject to matters shown on Plat Book 1424, page 65, Register's Office for Davidson County, Tennessee, and any visible and unrecorded easements, building regulations and zoning regulations.
>
> Taxes for 2003 are to be prorated and paid by the Grantees named herein.

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 the Grantosr do covenant with the said Grantees that they are lawfully seized and possessed of said land in fee simple, that they have a good right to convey it, and the same is unencumbered, except

for the matters as herein set forth, and the Grantors do further covenant and bind themselves, their heirs and/or 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.

IN WITNESS WHEREOF, the parties hereto have duly executed the foregoing on this the 7th day of February, 2003.

JOE D. ADAMS

GAIL A. STROUD, TRUSTEE OF THE WILLIAM E. ALEXANDER FAMILY TRUST

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public for said County and State, **Joe D. Adams**, named bargainor, with whom I am personally acquainted and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and seal at office on this the 7th day of February, 2003.

NOTARY PUBLIC

(SEAL)
My Commission Expires:
3/30/2003

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public for said County and State, **Gail A. Stroud** with whom I am personally acquainted and who upon oath acknowledged herslf to be the **Trustee of the William E. Alexander Family Trust**, named bargainor, a Trust, and that such Trustee executed the within instrument for the purposes therein contained, by signing the name of the Trust as Trustee.

Witness my hand and seal at office on this the 7th day of February, 2003.

NOTARY PUBLIC

(SEAL)
My Commission Expires:
3/30/2003.

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value, whichever is greater, for this transfer is $60,000.00.

AFFIANT

Subscribed and sworn to before me this the 7th day of February, 2003.

NOTARY PUBLIC

(SEAL)
My Commission Expires:
3/30/2003.

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February 4, 2003 (11:41am)