THIS INSTRUMENT PREPARED BY:
Based on the information provided by the parties; No title search was requested or performed.

RAMSEY & THORNTON, PLC
ATTORNEYS AT LAW
MIDTOWN CENTER, SUITE D
320 EAST COLLEGE STREET
DICKSON, TENNESSEE 37055
RT0391.01

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of FIFTY THOUSAND AND 00/100 ($50,000.00) DOLLARS, to be paid as follows: TWO THOUSAND AND 00/100 ($2,000.00) DOLLARS paid by DAVID W. HUDDLESTON and the balance of FORTY EIGHT THOUSAND AND 00/100 ($48,000.00) DOLLARS, as evidenced by a promissory note of even date herewith payable to THOMAS B. CLIFTON and wife, JOLENE D. CLIFTON, in the principal amount of $48,000.00, as more fully described in and secured by a Deed of Trust of the property herein conveyed of even date herewith; we, THOMAS B. CLIFTON and wife, JOLENE D. CLIFTON, have bargained and sold, and by these presents do transfer and convey unto the said DAVID W. HUDDLESTON, his heirs and assigns, a certain tract or parcel of land as follows:

> Lying and being in the Thirteenth, formerly the Twenty-Third Civil District of Davidson County, Tennessee, and being more particularly described as follows:
>
> BEGINNING on the westerly margin of Manchester Avenue at a stake, the northeast corner of the property conveyed to H.L. Gunter and wife, Mildred Gunter by deed from John L. Robins, Sr. of record in Book 1534, Page 326, and by Deed of Correction of record in Book 1940, Page 413, in the Register's Office of Davidson County, Tennessee; thence with Gunter's northerly line westwardly 150 feet, more or less, to his northwest corner, McCool's easterly line; thence with said line northwardly 65 feet, more or less, to the southwesterly margin of State Highway No. 112; thence with said Highway eastwardly 150 feet, more or less, to the westerly margin of Manchester Avenue; thence with said Avenue southwardly 75 feet, more or less, to the beginning.
>
> Being part of the same property conveyed to Thomas B. Clifton and wife, Jolene D. Clifton by deed from Donald R. Wheeler, married, dated January 7, 1999, and of record in Book 11301, Page 704, in the Register's Office of Davidson County, Tennessee.

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging, to the said DAVID W. HUDDLESTON, his heirs and assigns, forever. And we do covenant with the said DAVID W. HUDDLESTON, that we are lawfully seized and possessed of the said land in Fee Simple; have a good right to convey it, and the same is unincumbered, with the exception of 2003 Davidson County property taxes which have been prorated and shall be paid by Grantees. And we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said land to the said DAVID W. HUDDLESTON, his heirs and assigns, against the lawful claims of all persons whomsoever.

Davidson County DEEDWARR
Recvd: 03/24/03 08:09 2pgs
Fees:13.00 Taxes:185.00
20030324-0038072

WITNESS OUR HAND(S), on this 18th day of March, 2003.

THOMAS B. CLIFTON

JOLENE D. CLIFTON

STATE OF TENNESSEE
COUNTY OF DICKSON

I, a Notary Public of the State and County aforesaid, certify that the within named bargainors, THOMAS B. CLIFTON and wife, JOLENE D. CLIFTON, with whom I am personally acquainted or who were proved on the basis of satisfactory evidence to me to be the persons described in and who executed the foregoing instrument, personally appeared before me and acknowledged under oath that they executed the foregoing instrument as their free act and deed for the purposes therein contained.

WITNESS MY HAND AND NOTARIAL SEAL at office in the State and County aforesaid, this 18th day of March, 2003.

HEIDI E. FOSTER NOTARY PUBLIC AT LARGE DICKSON COUNTY, TN My Comm. Expires 08-21-2006

NOTARY PUBLIC

My Commission Expires: _____

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $50,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

AFFIANT

Sworn to and subscribed to before me this 18th day of March, 2003.

HEIDI E. FOSTER NOTARY PUBLIC AT LARGE DICKSON COUNTY, TN My Comm. Expires 08-21-2006

NOTARY PUBLIC

My Commission Expires: _____

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Map: 069-16-O

Parcel: 032.00

ADDRESS OF NEW OWNERS AND
SEND TAX BILLS TO:
DAVID W. HUDDLESTON
117 HODGE CT.
NASHVILLE TN. 37218