This Instrument Prepared by:
Frontier Title & Escrow, Inc
109 C East Avenue
Goodlettsville, TN 37072

MAP: 062-13-0
PARCEL: 057.00
GROUP:

PICK-UP

New Owners Address
Send Tax Bills to Same Address:
Mark D. Morris and wife, Kelley M. Morris
6509 Lickton Pike
Goodlettsville, TN 37072

Davidson County DEEDWARR
Recvd: 04/30/03 12:19 2pgs
Fees:13.00 Taxes:296.00

20030430-0057758

WARRANTY DEED

THIS INDENTURE, made this 30th day of April, 2003 between

Earl William Huffine and wife, Eva Robb Huffine

of Davidson County, Tennessee, hereinafter referred to as **Grantor**, and

Mark D. Morris and wife, Kelley M. Morris

of Davidson County, Tennessee, hereinafter referred to as **Grantee**.

WITNESSETH: that said Grantor, for and in consideration of the sum of ONE AND 00/100 DOLLAR ($1.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed, and does hereby grant, bargain, sell and convey unto the said Grantee the following described premises situated in Davidson County, Tennessee, to wit:

A certain tract or parcel of land situated in Davidson County, Tennessee being described as follows:

Being Lot No. 5 of Block "G" on the map of Country Club Estates, as of record in Plat Book 843, Page 95, Register's Office Davidson County, Tennessee.

Said Lot No. 5 fronts 100 feet on the Southeasterly side of McGavock Avenue and runs back between parallel lines 165 feet to a dead line.

This being the same property conveyed to Earl William Huffine and wife, Eva Robb Huffine by Installment Deed dated 5/14/1949 from G. D . Kitchens and wife, Elsie E. Kitchens of record in Book 1716, Page 588 Register's Office Davidson County, Tennessee.

THIS CONVEYANCE is made subject to restrictive covenants, easements, and setback lines that are applicable to the above described property, and of record, and to all zoning and subdivision restrictions of the appropriate governmental body.

The above description is the same as the previous deed of record, no boundary survey having been made at the time of this conveyance.

TO HAVE AND TO HOLD the said real estate, together with all of the appurtenances, estate, title, and interest thereunto belonging unto the said Grantee, his/her heirs and assigns forever.

And said Grantor does hereby covenant with said Grantee, that Grantor is lawfully seized in fee simple of the premises above conveyed and has full power, authority and right to convey the same, and that said premises are free from all encumbrances except the 2003 real property taxes which are to be prorated between the parties and which Grantee assumes and agrees to pay, and that Grantor will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF, the said Grantor hereunder sets his/her hand and seal the day and year first above written.

Earl William Huffine

Earl William Huffine

Eva Robb Huffine

Eva Robb Huffine

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Earl William Huffine and wife, Eva Robb Huffine 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 and official seal at office this 30th day of April, 2003.

Notary

My Commission Expires: 9/3/06

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is $80,000.00.

Earl W. Huffine

Affiant

Sworn to and subscribed before me, this ____day of April, 2003.

Notary Public

My Commission Expires: 9/3/06

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE