Davidson County DEEDWARR
Recvd: 05/22/03 10:19 2pgs
Fees:13.00 Taxes:662.30

20030522-0069955

FILE BOX 45

This Instrument Prepared By:

Douglas S. Hale, Attorney
HALE AND HALE, PLC
312 First Tennessee Bank Building
Franklin, Tennessee 37064

NEW OWNER:	SEND TAX BILL TO:	MAP & PARCEL
Frederick Leroy Huggins, Jr. **and wife, Phyllis Ann Huggins** **805 Withers Place** **Hermitage, Tennessee 37076**	1st Trust Bank for Savings P.O. Box 17257 Memphis, TN 38187-0257	**Map 86-4-B** **Parcel 78**

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $179,000.00.

Frederick Leroy Huggins Jr.
AFFIANT

Sworn to and subscribed before me this 21st **day of May, 2003.**

Patricia Nicholls
NOTARY PUBLIC

My Commission Expires: 1/29/05

PATRICIA NICHOLLS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

WARRANTY DEED

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 and sufficiency of which is hereby acknowledged, EDWARD C. GOEHNER and wife, ELLEN GOEHNER, hereinafter called the "GRANTORS", have bargained and sold and by these presents do transfer and convey unto FREDERICK LEROY HUGGINS, JR. and wife, PHYLLIS ANN HUGGINS, hereinafter called the "GRANTEES", their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

A certain tract or parcel of land situated in Davidson County, Tennessee, to-wit:

Being Lot No. 33, on the Plan of Section Three, Sunset Oaks, of record in Plat Book 9700, page 198, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to Edward C. Goehner and wife, Ellen Goehner by deed from Victor D. Zanotti and wife, Patricia F. Zanotti, of record in Book 10648, page 109, Register's Office for Davidson County, Tennessee.

THIS IS THE SAME DESCRIPTION IN THE PREVIOUS DEED OF RECORD.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to said GRANTEES, their heirs and assigns, forever;

AND GRANTORS do covenant with the said GRANTEES that they are lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Davidson County taxes for the year 2003 are a lien against said property, but are not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with GRANTORS paying their prorata part thereof to GRANTEE, who will be responsible for payment of said taxes when they become due and payable. Map 86-4-B, Parcel 78.

2. All matters appearing on the Plan of Sunset Oaks, Section Three, a Planned Unit Development of record in Plat Book 9700, page 198, Register's Office for Davidson County, Tennessee.

3. Restrictions contained in instruments of record in Book 9082, page 567 Register's Office for Davidson County, Tennessee.

4. By-Laws of Sunset Oaks Homeowners' Association, Inc. of record in Book 9082, page 589, Register's Office for Davidson County, Tennessee.

5. All matters as shown of the Boundary Plat of Sunset Oaks, of record in Book 7900, page 808, Register's Office for Davidson County, Tennessee..

6. Deed of Conveyance to Metropolitan Government of Nashville and Davidson County, Department of Water and Sewerage Services, of record in Book 10360, page 311, Register's Office for Davidson County, Tennessee.

7. Charter of Sunset Oaks Property Owners Association of record in Instrument No. 199912070300671, Register's Office for Davidson County, Tennessee.

AND GRANTORS DO 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.

This improved property is known as 805 Withers Place, Hermitage, Tennessee 37076.

WITNESS our hands this 21st day of May, 2003 in Franklin, Tennessee.

Edward C. Goehner
EDWARD C. GOEHNER

Ellen Goehner
ELLEN GOEHNER

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public, in and for State and County, Edward C. Goehner and wife, Ellen Goehner, the within named bargainors with whom I am personally acquainted and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand this 21st day of May, 2003, in Franklin, Tennessee.

Notary Public

My Commission Expires: 2/5/06

DOUGLAS S. HALE
COMMISSION EXP.
Notary Public At Large
02-05-2006
WILLIAMSON COUNTY, TN