THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **File Box 9B:** **First Title & Escrow Co., Inc.** **FTEC File No. 21329-07-2003**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $176,500.00. Affiant Subscribed and sworn to before me, this 31st day of July, 2003. Notary Public My Commission Expires: My Commission Expires November 29, 2003

ELIZABETH J. SMITH ★ NOTARY PUBLIC AT LARGE ★ DAVIDSON COUNTY, TENN.

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
William W. Atherholt III 818 Park Terrace Nashville, TN 37204	Access National Mortgage 4605 Brookfield Corp. Dr. Chantilly, VA 20151	Map No.118.10 Parcel No. 032.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **J. Bret Huffman and wife, Traci Huffman**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **William W. Atherholt*** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

*III

This is Improved property located at 818 Park Terrace, Nashville, TN, 37204

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this July 31, 2003.

J. Bret Huffman

Traci Huffman

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **J. Bret Huffman and wife, Traci Huffman**, 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 31st day of July, 2003.

Notary Public

My Commission Expires: _____

Davidson County DEEDWARR
Recvd: 08/15/03 12:36 2pgs
Fees:13.00 Taxes:653.05

20030815-0118079

ELIZABETH J. SMITH ★ NOTARY PUBLIC AT LARGE ★ DAVIDSON COUNTY, TENN.

My Commission Expires November 29, 2003

EXHIBIT "A"

Being part of Lots 50 and 51, Block "D" Map of Blocks "C" and "D", Battlefield Estates, Section 2, as recorded in Book 974, page 59, said Register's Office for Davidson County, Tennessee, and described as follows:

Said Lots 50 and 51 fronts together 70 feet on the northerly margin of Park Terrace, and runs back 140 feet, more or less, on the easterly line and 162.5 feet more or less on the westerly line, being the easterly margin of Brookside Drive, to the rear line measuring together 54.5 feet more or less.

Being the same property conveyed to J. Bret Huffman, married by deed dated July 14, 1994 from Patricia B. Barnett and husband, William A. Barnett of record in Book 9410, page 725, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1) 2003 City/County Taxes, which have been prorated and assumed by the Grantee(s);
2) Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.
3) All matters appearing on the Plan of record in Plat Book 974, page 59, Register's Office for Davidson County, Tennessee.