WARRANTY DEED

Davidson County DEEDWARR
Recvd: 11/17/03 13:47 2pgs
Fees:13.00 Taxes:255.30

20031117-0167401

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 69,000.00

Damian Huggins
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
14th DAY OF November 2003

Deanie L. Gregory
Notary Public

MY COMMISSION EXPIRES: March 25, 2006
(AFFIX SEAL)

DAVIDSON COUNTY, TENN.
NOTARY PUBLIC
My Commission Expires MAR. 25, 2006

THIS INSTRUMENT WAS PREPARED BY
Deanie L. Gregory, Attorney-at-Law, 200 Madison Street, Madison, TN 37115

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Damian Huggins	Same as New Owners	MAP 72-8
(NAME)	(NAME)	
1426 McGavock Pike		PARCEL 42
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Virginia Louise Allen

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Damian Huggins and wife, Joanne Huggins and Frances Meeker ***

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in the 11th Civil District of Davidson County, Tennessee, described as follows:

Beginning at a point in the southerly margin of McGavock Pike or Williams Ferry Road, as now located, said point being 329.7 feet easterly of the easterly line of Lot no. 17 on the Plan of Waters Place, as of record in Book 332, Page 136 and 137, Register's Office for said County; thence South 31 degrees 45' East 320 feet to a point; thence North 58 degrees 39' 30" East 120 feet to a point in the West line of a 4.5 Acre tract of land conveyed to Tom P. Husband and wife, Addie Belle Husband, by the United States of America by deed of record in Book 1334, Page 47, said Register's Office; thence North 31 degrees 45' West, and along the West line of said 4.5 Acre tract, 320 feet to a point in the southerly margin of McGavock Pike or Williams Ferry Road; thence along the southerly margin of said Pike or Road South 58 degrees 39' 30" West 120 feet to the point of beginning.

Being the same property conveyed to Virginia Louise Allen and Doris William Allen by Warranty Deed from B. A. Parkhurst and wife, Alice Lucile Parkhurst of record in Record Book 3998, Page 787, Register's Office for Davidson County, Tennessee. The said Doris William Allen having since died and by Will in Book 159, Page 591, Probate Court and recorded in Instrument No. 20030408-0046521, Register's Office for Davidson County, Tennessee, herein described property was devised to Virginia Louise Allen.

*** **It is the intention of the Grantees herein that Frances Meeker is to own a one-half undivided interest as a Joint Tenant with Damian Huggins and wife, Joanne Huggins who own a one-half undivided interest as tenants by the entirety.**

unimproved ( )
This is improved (X) property, known as 1426 McGavock Pike, Nashville, TN 37216
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, 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. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 14th day of November 2003

Virginia L. Allen
Virginia Louise Allen
By: Deborah E. Pitts, Attorney In Fact
Deborah Elaine Pitts
Attorney-in-Fact

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named ~~Virginia Louise Allen~~ Deborah Elaine Pitts, to me known to be the person who executed the foregoing instrument on behalf of Virginia Louise Allen and acknowledged that she executed the same as the free act and deed of the said Virginia Louise Allen.

~~the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.~~ Witness my hand and official seal at Madison, Tennessee, this 14th day of November, 2003.

Commission expires March 25, 2006

Deanie L. Gregory

Notary Public

DEANIE L. GREGORY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires MAR. 25, 2006

STATE OF TENNESSEE

COUNTY OF

Before me, _____, Notary Public within and for the State and County aforesaid, personally appeared _____ and _____, with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, _____.

My commission expires _____

_____

Notary Public