Davidson County DEEDWARR
Recvd: 12/18/03 15:07 2pgs
Fees:13.00 Taxes:610.13

20031218-0180849

RECORD AND RETURN TO;
SATURN & MAZER TITLE SERVICES, INC
212 THIRD AVE. NORTH
NASHVILLE, TN 37201
SP42650

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $164,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th day of December, 2003

Notary Public

MY COMMISSION EXPIRES: 5-25-06

My Commission Expires MAR

THIS INSTRUMENT WAS PREPARED BY:
Saturn and Mazer Title Services, Inc., 212 Third Avenue, North, Nashville, TN 37201

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
David Huffman et ux	S A M E	73-7-84
2512 Barton Avenue		
Nashville, TN 37212		

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 OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

Hessel Algera, married

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

David Huffman and wife, Graeme Huffman

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 Davidson County, Tennssee, BEING Lot No. 347 on the Plan of Sunset View, Section VI, of record in Book 2900, page 54, Register's Office for said county.

SAID lot fronts 100 feet on the westerly side of Donna Hill Drive and runs back 253.1 feet on the northerly line and 294.1 feet on the southerly line, to a dead line in the rear on which it measures 168.88 feet.

BEING the same property conveyed to Hessel Algera, unmarried, by deed from Gary D. Cole and wife, Gwen W. Cole, of record in Book 10402, page 951, Register's Office for Davidson County, Tennessee.

This property is investment property and is not the residence of Grantor nor has it ever been the residence of his spouse.

Unimproved ( )
This is improved (X) property known as 2720 Donna Hill Drive, Hermitage, TN 37076

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/our hand(s) this 16th day of December, 2003

X
Hessel Algera

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County, and State the within named Hessel Algera, married, the bargainor(s) with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged the execution of the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 16th day of December, 2003

Notary Public

My Commission Expires: 3/25/06

ALADD MAZER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENNESSEE

My Commission Expires