Davidson County DEEDWARR
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Fees:13.00 Taxes:251.08

20031222-0182017

FILE BOX 45

WARRANTY DEED

FROM: Betty F. Huffine and husband, Kenneth Huffine
TO: Melba Ann Brown

Address New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel:
MELBA ANN BROWN 410 Lanier Drive Madison, TN 37115	1st Trust Bank for Savings P.O. Box 17257 ~~Memphis, TN 38187-0257~~	Map: 52-2 Parcel: 17

This Instrument was prepared by: CLYDE PAUL HOLLAND, ATTORNEY, 2628 Old Lebanon Road, Nashville, TN 37214-2422

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater for this transfer is $67,860.00.

Betty Huffine
AFFIANT

SWORN TO and subscribed before me, this 19 day of December, 2003.

01-29-05
MY COMMISSION EXPIRES:

NOTARY PUBLIC

PAUL HOLLAND NOTARY PUBLIC AT LARGE DAVIDSON STATE OF TENNESSEE

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, BETTY F. HUFFINE and husband, KENNETH HUFFINE, hereinafter called the "Grantors", have this day bargained and sold, and by these presents do transfer and convey unto MELBA ANN BROWN, unmarried, hereinafter called the "Grantee", her successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

LAND in Davidson County, Tennessee, being Lot No. 20, Block "E", on the Revised Plan of Rainbow Terrace, as of record in Book 1130, Page 85, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a complete description thereof.

BEING the same property conveyed to BETTY F. HUFFINE and husband, KENNETH HUFFINE, by Special Warranty Deed from COMPANION MORTGAGE CORPORATION, By and Through Its Attorney-in-Fact, Fairbanks Capital Corporation, recorded as Instrument Number 200003070022998, Register's Office for Davidson County, Tennessee.

THIS is improved property known as 410 Lanier Drive, Madison, TN 37115.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said Grantee, her heirs, personal representatives, successors and assigns, forever; and we do covenant with the said Grantee that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that 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 Grantee, her heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the single, and the use of any gender shall be applicable to all genders.

WITNESS my hand this 19 day of Dec, 2003.

Betty F. Huffine
BETTY F. HUFFINE

Kenneth Huffine
KENNETH HUFFINE

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 BETTY F. HUFFINE and husband, KENNETH HUFFINE, the bargainors, with whom I am personally acquainted, (or who 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 Nashville, Tennessee, this 19 day of December, 2003.

01-29-05
MY COMMISSION EXPIRES:

NOTARY PUBLIC

