Davidson County DEEDWARR
Recvd: 01/20/04 10:52 3pgs
Fees:18.00 Taxes:895.60
20040120-0007343

This instrument was prepared by:

Charles J. Friddell, Attorney
95 White Bridge Rd., Suite 302
Nashville, TN 37205

Address of New Owner as Follows:	**Send Tax Bills To:**	**Map-Parcel Numbers:**
James Robert Humphreys, Jr. 5320 Anchorage Drive Nashville, TN 37220	James Robert Humphreys, Jr. 5320 Anchorage Drive Nashville, TN 37220	Map 160-03 Parcel 90

WARRANTY DEED

For and in consideration of the sum of Ten and No/100 ($0.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **MARY CAROL FRIDDELL AND JAMES ROBERT HUMPHREYS, SR.**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **JAMES ROBERT HUMPHREYS, JR.**, hereinafter called the Grantee, his heirs, successors, and assigns, a certain tract of land in Nashville, Davidson County, Tennessee, described as follows:

> Being Lot No. 223 on the Plan of Haileywood Estates, Section 8-A, as of record in Book 2854, page 82, Register's Office for said County.
>
> Said Lot fronts 88 feet on the south side of Anchorage Drive, and runs back 291.2 feet on the east line and 294.1 feet on the west line, to a dead line in the rear on which it measures 155 feet.
>
> Being the same property conveyed to James Robert Humphreys, Sr. and Mary Carol Friddell, Tenants In Common, by Executor's Deed from James Robert Humphreys, Sr., Executor, as of record and identified as Document No. 20040120 - 0007318, Register's Office for Davidson County, Tennessee.
>
> This is improved property located at 5320 Anchorage Drive, Nashville, Tennessee, 37220.
>
> This conveyance is made subject to restrictions, covenants and easements that are applicable to the above-described property, and of record, and to all zoning restrictions and regulations of the appropriate governmental body.

TO HAVE AND TO HOLD the said tract of land, with the appurtenances, estate, title, and interest thereto belonging to said Grantee, his heirs, successors, and assigns, forever; and Grantors do covenant with said Grantee that Grantors are lawfully seized and possessed of said land in fee simple, they have a good right to convey it, and the

same is unencumbered, except as otherwise herein set out; Grantors do further covenant and bind their heirs, successors, and representatives, to warrant and forever defend the title to said land to said Grantee, his heirs, successors, and assigns, against the lawful claims of all persons whomsoever.

The respective spouses of the Grantors hereby have executed this deed for purposes of releasing any and all marital rights with respect to this conveyance.

WITNESS our hands this 16th day of January, 2004.

GRANTORS-SPOUSES:

CHARLES J. FRIDDELL

MARY CAROL FRIDDELL

JUDITH ANN HUMPHREYS

JAMES ROBERT HUMPHREYS, SR.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, **MARY CAROL FRIDDELL and CHARLES J. FRIDDELL**, the within named 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.

Sworn to and subscribed before me, this 16th day of January, 2004.

NOTARY PUBLIC

My Commission Expires:

10-24-06

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, **JAMES ROBERT HUMPHREYS, SR. and JUDITH ANN HUMPHREYS**, the within named 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.

Sworn to and subscribed before me, this 16th day of January, 2004.

Alexandra D. Murphy
Notary Public

My Commission Expires:

10-24-06

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is
$ 188,000.00

James Robert Humphreys Sr.
Affiant

Subscribed and sworn to before me, this
16th day of January, 2004.

Alexandra D. Murphy
Notary Public

My Commission Expires:

10-24-06