Davidson County DEEDWARR
Recvd: 02/05/04 12:10 2pgs
Fees:13.00 Taxes:799.20
20040205-0014226

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:

Marshall L. Hix, Attorney
Hix & Gray, PLC
1620 AmSouth Center
315 Deaderick Street
Nashville, TN 37238-1620

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 216,000.00.

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 30 day of JANUARY, 2004.

ED TIGNOR NOTARY PUBLIC AT LARGE WILSON CO., TENN.

Notary Public

My Commission Expires:

MY COMMISSION EXPIRES: ~~DECEMBER 7, 2005~~

WARRANTY DEED

ADDRESS OF NEW OWNER(S):
Michael S. Huber
2014 12th Ave. South
Nashville, TN 37204

SEND TAX BILLS TO:
← Same
← Same
← Same

MAP-PARCEL NUMBERS:
105-09-221.00

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **SOUTHERN HOME DEVELOPERS, LLC, a Tennessee limited liability Company** hereinafter referred to as Grantors, hereby transfers and conveys to **MICHAEL S. HUBER, AN UNMARRIED MAN,** hereinafter referred to as Grantee, his heirs and assigns a certain tract or parcel of land in Davidson County, State of Tennessee described as follows, TO WIT:

Being a part of Lot No. 5 on the Plan of A. B. Hills Subdivision of the Plant Lands, as of record in Book 332, Page 65, Register's Office for said County, and being described according to a survey made by John Kohl, Surveyor, dated July 9, 1971, as follows:

Said part of said lot No. 5 fronts 51.70 feet on the easterly side of 12th Avenue South and is described as beginning at a point in the easterly margin of 12th Avenue South, as widened, at a point 52.00 feet southerly from the southerly margin of Caldwell Avenue; thence leaving the margin of 12th Avenue South, South 83 degrees 15' East 140.62 feet to a point in the westerly margin of an alley; thence with the margin of the same, South 6 degrees 30' East 52.00 feet to a point; thence North 83 degrees 15' West 142.15 feet to a point in the easterly margin of 12th Avenue South, as widened; thence with the margin of the same, North 4 degrees 49' West 51.70 feet to the point of beginning.

Being part of the same property conveyed to Southern Home Developers, LLC, a Tennessee Limited Liability Company from Robert J. Shaub and Robert Brian Shaub by Warranty Deed dated August 27, 2002 an of record in Instrument No. 20020903-0106176, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all conditions, restrictions and easements of record in the Register's Office of Davidson County, Tennessee.

Taxes for the current year have been prorated and have been assumed by Grantees.

This is improved property known as: **2014 12th Avenue South, Nashville, TN 37204**

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, his heirs and assigns forever, and GRANTOR does covenant with the said GRANTEE that GRANTOR is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, unless otherwise herein set out; and GRANTOR does further covenant and bind itself, its successors and/or assigns, to warrant and forever defend the title to the said land to the said GRANTEE, his 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 30th day of January, 2004.

SOUTHERN HOME DEVELOPERS, LLC,
a Tennessee limited liability Company

By: _____
THOMAS J. GAFFNEY
Its: Chief Manager

By: _____
PAMELA E. GAFFNEY
Its: Secretary

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared **THOMAS J. GAFFNEY and PAMELA E. GAFFNEY**, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who upon their oath acknowledged themselves to be the Chief Manager and Secretary, respectively of Southern Home Developers, LLC, the within-named bargainor, a Tennessee limited liability company, and that they as such Chief Manager and Secretary, executed the foregoing instrument for the purposes therein contained by signing the name of the Southern Home Developers, LLC by the said Thomas J. Gaffney and Pamela E. Gaffney as such Chief Manager and Secretary, respectively.

Witness my hand this the 30th day of January, 2004.

_____
Notary Public

My Commission Expires: 9-25-2004

