This instrument prepared by:
Lesa H. Skoney, (based upon
information furnished by the parties)
Tune, Entrekin & White, P.C.
315 Deaderick, Suite 2100
Nashville, TN 37238

Davidson County DEEDQC
Recvd: 02/23/04 13:20 3pgs
Fees:17.00 Taxes:0.00
20040223-0020292

NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL
Donald M. Huffines, Jr. and Barbara Harris Huffines	SAME	Map 34-3
204 Twin Hills Drive		Parcel 50 & 93
Madison, TN 37115		

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration, or value, whichever is greater for this transfer is zero (0)

Donald M. Huffines Jr.
AFFIANT

MICHAEL W CROSSLIN NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

Subscribed and sworn to before me this 23 day of February, 2004.

Michael W Crosslin
NOTARY PUBLIC

MY COMMISSION EXPIRES: 9/18/07

QUITCLAIM DEED

FOR AND IN CONSIDERATION OF LOVE AND AFFECTION and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, I, Donald M. Huffines, Grantor, do hereby transfer and convey unto Donald M. Huffines, Jr. and wife Barbara Harris Huffines as tenants by entirety, an undivided 12% interest as tenants in common with Grantor in and to certain property in Davidson County, Tennessee, described as follows:

TRACT I:

Land in Davidson County, Tennessee, being Lot No. 112 on the Plan of Shephard Hills, Section 3, of record in Book 2900, page 56, Register's Office for Davidson County, Tennessee, described as follows:

BEGINNING at a point in the southwesterly margin of Twin Hills Drive at the corner of Lots 112 and 113; thence with the line between said lots southwestwardly 229.6 feet to a point; thence southeastwardly 212 feet to the northerly margin of Spring Branch Drive; thence with the margin of the same northeastwardly 150 feet to the beginning of a curve; thence around said curve northwardly 31.41 feet to the westerly margin of Twin Hills Drive; thence with the margin of the same, northwardly 207.2 feet to the point of beginning.

TRACT II:

A tract of land in the 10th Civil District of Davidson County, Tennessee, it being that part of the A. J. Coleman Tract laying adjacent to the South and East boundaries of Shepherd Hills Section No. 3 and described as follows:

BEGINNING on an iron pipe it being the common corner of Lots numbers 115 and 114 of the above mentioned subdivision; thence North 37 degrees 07 minutes west with the boundary of Lot number 114, 117 feet to an iron pin the corner of Lot number 112; thence South 58 degrees 22 minutes East with the boundary of Lot number 112, 212 feet to an iron pin on the margin of proposed Spring Branch Drive thence southwardly 101.58 feet with said margin, it being a curve to the left having a radius of 465 feet to an iron pin; thence south 19 degrees 08 minutes west with the margin 44 feet to an iron pin; thence north 70 degrees 52 minutes west 251.8 feet to an iron pin on the boundary of Lot number 115; thence north 19 degrees 44 minutes west with the boundary of Lot number 115, 24 feet to the point of beginning containing 0.91 acres more or less.

Being a portion of the same property conveyed to Donald M. Huffines and wife, Aileen Huffines by deed of Paul W. Lee and wife, Fay Lee of record in Book 5919, page 443, Register's Office for Davidson County, Tennessee. The said Aileen Huffines having since died, and Donald M. Huffines being the surviving tenant by the entirety.

This conveyance is subject to restrictive covenants of record in Book 2997, page 69, Register's Office for Davidson County, Tennessee.

The said Donald M. Huffines and wife Aileen Huffines having deeded a 22% undivided interest in said property to Donald M. Huffines, Jr. and wife, Barbara Harris Huffines, on October 13, 1998, by Quit Claim Deed of record

in Book 11156, Page 370, Register's Office of Davidson County; and another 22% undivided interest in said property on February 12, 1999, by Quit Claim Deed of record in Book 11351, Page 779, Register's Office of Davidson County; and another 12% undivided interest in said property on October 18, 2001, by Quit Claim Deed of record in Instrument No. 20011018-0113690, Register's Office of Davidson County; and another 12% undivided interest in said property on May 21, 2002, by Quit Claim Deed of record in Instrument No. 20020603-0067014, Register's Office of Davidson County, and another 12% undivided interest on July 8, 2003, by Quitclaim Deed of record in Instrument No. 20030715-0098726, said Register's office, which along with the present Deed totals 92% partial interest in said property having been gifted and conveyed to date to Grantees.

The Plan of record in Book 2900, page 156, said Register's Office, shows an Owner's Certificate, a 30 foot minimum building setback line from Twin Hill Drive and 50 foot minimum building setback line from Spring Branch Drive and a easement for public utility purposes along the southerly line of said lot

and easement for overhand across Northeast line of property. Tract I.

Easement for flow of branch or stream across said property.

This is improved property known as 204 Twin Hills Drive, Madison, TN 37115.

IN WITNESS WHEREOF, the undersigned has executed this instrument this February day of 23, 2004.

Donald M. Huffines

DONALD M. HUFFINES

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 Donald M. Huffines, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 23 day of February, 2004.

Michael W Crosslin

NOTARY PUBLIC

MICHAEL W CROSSLIN NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

MY COMMISSION EXPIRES: 9/18/07.

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