This Instrument Prepared by:
Title Corporation of America
PO Box 3112
Brentwood, TN 37027
File No. 040005

Davidson County DEEDWARR
Recvd: 03/09/04 12:46 2pgs
Fees:13.00 Taxes:249.75
20040309-0026986

TAMILYN STREETER DEARYBERRY
Notary Public At Large
WILLIAMSON COUNTY, TENN.
My Commission Expires May 23, 2006

STATE OF Tennessee
COUNTY OF Davidson
The actual consideration or value, whichever is greater for this transfer is $67,500.00

Affiant

Subscribed and sworn to before me, this **27th day of February, 2004.**

Notary Public
My commission expires:

Name and Address of New Owner:	**Send Tax Bills To:**	**Tax Information:**
Michael W. Huffines Reba H. Huffines 500 West Angela Circle Goodlettsville, Tennessee 37072	Michael W. Huffines Reba H. Huffines 500 West Angela Circle Goodlettsville, Tennessee 37072	02605001150

WARRANTY DEED

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, I, Joan M. Lundy DeLosh, an unremarried widow, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Michael W. Huffines and Reba H. Huffines, husband and wife, hereinafter called the Grantees, their heirs, successors and assigns, a certain tract or parcel of land in Davidson, Tennessee, described as follows; to-wit:

Land in Davidson County, Tennessee, being lots Nos. 6, 7 and 8 of Block "J" on the plan of the Third Addition to Roscoe Place, as of record in book 843, page 74, Register's Office for said County. Said lots Nos. 6, 7 and 8 front together 150 feet on the southerly side of Hollywood Street and run back between parallel lines 150 feet to a dead line. Being the same property conveyed to George G. Lundy and wife, Thelma R. Lundy, by deed from Mrs. C.O. Tinnon, et al, of record in book 1676, page 501, said Register's Office. The source of this legal description is the last recorded deed.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is improved property known as 307 Hollywood Street, Goodlettsville, TN 37072

TO HAVE AND TO HOLD the said tract of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs, successors and assigns, forever. Grantors covenant with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good and legal right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantors do further covenant and bind ourselves, our heirs, successors and representatives, to warrant and forever defend the title to the said land to the said Grantee, their heirs, successors 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.

In witness, whereof, I, Joan M. Lundy DeLosh , sign this Warranty Deed on this the 27th day of February, 2004.

Joan M. Lundy DeLosh

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 Joan M. Lundy DeLosh, an unremarried widow , the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and seal this the 27th day of February, 2004.

Tamilyn Streeter Derryberry
Notary Public

My Commission Expires:
05/23/06

TAMILYN STREETER DERRYBERRY
Notary Public At Large
WILLIAMSON COUNTY, TENN.
My Commission Expires May 23, 2006

This is Page 2 of a 2 Page Warranty Deed

The Derivation of Title for this conveyance is an Affidavit of Heirship recorded as Instrument No. 200403090026982, and three quitclaim deeds recorded as Instrument No. 200403090026983 Instrument No. 200403090026984 and Instrument No. 200403090026985, all recorded simultaneously herewith in the Register's Office for Davidson County, Tennessee..