This Instrument Prepared By:
FLYNN & RADFORD, ATTYS., P.C.
320 Seven Springs Way
Suite 150, Seven Springs I
Brentwood, Tennessee 37027
1040024

Davidson County DEEDWARR
Recvd: 04/06/04 13:35 3pgs
Fees:18.00 Taxes:266.40
20040406-0038934

Send Tax Bills To:
NEW OWNERS

New Owner is: Teresa A. Huber
6565 Old Clarksville Pike
Joelton, TN 37080

MAP: 14-15.00
PARCEL:

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **Teresa H. Huber** , hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Teresa A. Huber** , hereinafter referred to as Grantee, its heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

Exhibit "A"

A certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Situated in the 14th Civil District of Davidson County and described as follows:

Beginning at a point in the centerline of Old Clarksville Highway, the same being the southeast corner of a tract of land shown on the Davidson County tax map as Map 14, Parcel 15; thence North 20 degrees East 275 feet to a point in Clarksville Highway; thence South 57 degrees East 177 feet; thence South 14 degrees 30 minutes West 224 feet to a point in the centerline of the Old Clarksville Highway; t hence w ith t he c eterline o f O ld C larksville H ighway; with t he c enterline o f s aid Highway, North 74 degrees 30 minutes West 180 feet to the beginning, according to Mortgage Loan Inspection by L. Stephen Bridges, Jr., No 1740, 116 North Country Club Drive, Hendersonville, Tennessee 37075-2649, dated March 28, 1996. (This is the same description as in the last instrument of conveyance.)

Being the same property conveyed to Teresa H. Huber from Teresa A. Huber, also known as Teresa Gentry, an unmarried woman, by Deed dated June 07, 2002 and recorded June 11, 2002 at Instrument No. 20020611-0071124, Register's Office for Davidson County.

Also being the same property conveyed to Teresa A. Huber from Peter Schmitt and wife, Linda Schmitt by Quitclaim Deed dated August 28, 2000 and recorded March 08, 2001 at Instrument No. 20010308-0022326, Register's Office for Davidson County.

This conveyance is made subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

Grantor and Grantees acknowledge that the foregoing description will be revised by survey and that a Deed of Corrections may, thereafter, be recorded at the option of the Grantee.

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and that same is unencumbered, except for the taxes for the current year and which have been prorated and assumed by the Grantee.

The Grantor does further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 31st day of March, 2004. A.V.

GRANTOR:

X Teresa H. Huber

Teresa H. Huber

ACKNOWLEDGEMENT

STATE OF TENNESSEE)
COUNTY OF Davidson)

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **Teresa H. Huber** , with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the 31st day of March, 2004. AV.

ANGIE VALENTINI NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

Angie Valentini
Notary Public

My Commission Expires: 9-22-07

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual consideration or value, whichever is greater, for this transfer is $72,000.00.

Affiant

SWORN TO and subscribed before me this 31st day of March, 2004. AV.

ANGIE VALENTINI NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

Angie Valentini
NOTARY PUBLIC

My commission expires:

9-22-07