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7855

PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law

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W & I Ref: km Title No: 45524

Dav. Co. File: Box 8

Davidson County DEEDWARR
Recvd: 05/05/04 15:04 2pgs
Fees:13.00 Taxes:588.30
20040505-0051566

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Roderick D. Allen 5828 Murphywood Crossing Nashville, TN 37013	~~SAME~~ Countryside Home Loans 2021 N. Gallatin Rd. Ste 292 Madison TN 37115

TAX MAP-PARCEL NUMBERS: 164-13-058

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$159,000.00 ,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **John L. Huber, Jr.** and spouse, Elizabeth N. Huber, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Roderick D. Allen** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in **Davidson** County, Tennessee, described as follows: **To Wit:**

* summarized

Land in Davidson County, Tennessee, being Lot No. 230 on the Plan of First Revision of Asheford Crossing, Section Two of record in Book 9700, Page 171 Register's Office for said County.

Said Lot No. 230 fronts 64.41 feet on the easterly margin of Murphywood Crossings and extends back between parallel lines 129 feet to a dead line in the rear.

Being the same property conveyed to John L. Huber, Jr. and spouse, Elizabeth N. Huber by deed from Dana A. Cappillino and spouse, Robin L. Cappillino of record in Document No. 20010629-0069305 Register's Office for Davidson County, Tennessee.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2004, and subsequent years; The Plan, with Owner's Certificate, of record in Book 9700 Page 171, said Register's Office, which Plan shows a 20 foot and a 10 foot easement for public utility and drainage purposes along the front and rear line(s); the Covenants, Conditions and Restrictions contained in instruments of record in Book 9651, Page 900, Book 9980, Page 482, Book 10801, Page 180, Book 10353, Page 575, said Register's Office..

This is improved property, known as: 5828 Murphywood Crossing, Nashville, Tennessee 37013

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised 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.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 30th day of April, 2004 .

John L. Huber Jr.

Elizabeth N. Huber

State of TENNESSEE
County of WILLIAMSON

On this 30th day of April, 2004 , before me the undersigned authority, personally appeared **John L. Huber Jr. Elizabeth N. Huber** , to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: _____ Notary

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires MAY 30, 2004

State of TENNESSEE
County of WILLIAMSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $159,000.00

Affiant

Sworn and subscribed before me this 30th day of April, 2004

Notary Public

My Commission Expires: 5/28/04

BETH THIPLETT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires MAY 28, 2006