Davidson County DEEDWARR
Recvd: 07/22/04 09:37 3pgs
Fees:18.00 Taxes:703.00

20040722-0087675

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSACTION IS: **$ 190,000.00**

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS DATE:

July 12, 2004.

NOTARY PUBLIC

COMMISSION EXPIRES: 1-29-05

JEFFREY M. GRISSIM NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires JAN. 29, 2005

THIS INSTRUMENT PREPARED BY:
and Return to:
Grissim Title & Escrow, LLC

2309 Crestmoor Rd, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER:
Exie Davis and Edison S. Davis 3304 W. Hamilton Rd. Nashville, TN 37218	**Same as new owners**	**MAP 70-13/19** **MAP 70-13/20** **MAP 70-13/21**

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONDISERATINS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **CHARLES S. HUDDLESTON AND WIFE JANICE FAYE HUDDLESTON**

HEREINAFTER CALLED THE **GRANTOR(S)**, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO, **EXIE DAVIS AND HUSBAND EDISON S. DAVIS**

HEREINAFTER CALLED THE **GRANTEE(S)**, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO WIT:

Tract No. 1
2113 Buena Vista Pike
70-13/19
Beginning at a point in the center line of Buena Vista Pike, formerly Hamilton Road, 507.2 feet northeast of the center line of Hydes Ferry Pike at the northwest corner of said Buena Vista Pike or Hamilton Road a 10 foot alley; thence along the margin of said alley, north 41-1/2 deg. West 197 feet to the easterly margin of a 10 foot private alley; thence north along the margin of said alley, 38 feet, more or less, to the southwest corner of the property conveyed to Shelby Avenue Baptist Church by deed of record in Book 1092, page 315, Register's Office for Davidson County, Tennessee; thence along said Church property line, south 49 deg. 57' east 137 feet to the northwest corner of the property conveyed to Albert Allen by deed of record in Book 1642, page 553, said Register's Office; thence along line, south 45 deg. 30' west 46.7 feet to an iron pin; thence south 36 deg. 09' east 74.3 feet to a spike in the center of Buena Vista Pike; the said Hamilton Road; thence along the center of same, south 32 deg. 45' west 10.2 feet to the beginning.

Tract No. 2
2113 1/2 Buena Vista Pike
70-13/20
Land in the 13th Civil District of Davidson County, Tennessee, described according to a survey of Watkins & Murray, Surveyors, October 6, 1948, as follows:

Beginning at an iron pin in the center line of Hamilton Road, 10.2 feet north of a 10 foot alley shown on the Plan of Resha Heights, said point also being 517.4 feet, more or less, north of the center line of Hydes Ferry Pike; thence with the center line of Hamilton Road, north 32 deg. 45' east 64.8 feet to a spike at the southeast corner of the property conveyed to the Trustees of Bordeaux Baptist Church by deed of record in Book 1284, page 492, Register's Office for Davidson County, Tennessee; thence along the south line of said Church property, north 49 deg. 57' west 60 feet to an iron pin; thence south 45 deg. 31' west 46.7 feet to an iron pin; thence south 36 deg. 09' east 74.3 feet to the beginning.

Tract No. 3
2111 Buena Vista Pike
70-13/21
Lot No. 1, Resha Heights, as recorded at page 110 of Book 1424 in the Register's Office of Davidson County, Tennessee, more particularly described as follows, to wit:
Beginning at an iron pin in the northwesterly margin of Buena Vista Pike at an alley; thence southwardly 87.4 feet to a monument; thence to the right around a curve 31.57 feet to a monument in the northeasterly margin of Resha Lane; thence with the northeasterly margin of Resha Lane northwestwardly 84.83 feet to an iron pin in the southeasterly margin of an alley; thence with the southeasterly margin of the said alley northeastwardly 133.7 feet to an iron pin in the southwesterly margin of an alley; thence with the southeasterly margin of the said alley southeastwardly 107.65 feet to the point of beginning;
Including in the foregoing description but excluding from this conveyance land condemned by the Tennessee Transportation Department in Action 82C-3185 in the Third Circuit Court for Davidson County, Tennessee, more particularly described as follows: beginning at a point in the northwest margin of Buena Vista Pike 30 feet left at Station 9+84.4; thence with the said northwest margin south 37 deg. 10' 3" west 75 feet more or less to a point; thence with a curve right 32 feet more or less to a point in the northeast margin of Resha Lane; thence with the proposed margin with a 25' radius curve left 38.63 feet to a point; thence north 39 deg. 44' 39" east 72.98 feet more or less to the point of beginning, containing 250 square feet.

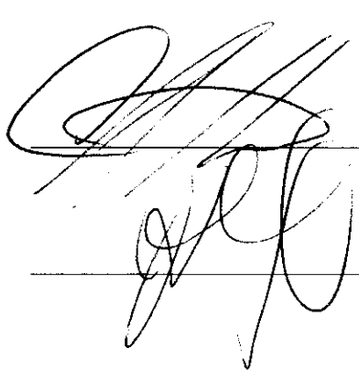
Being the same property conveyed to Charles S. Huddleston and wife, Janice Faye Huddleston by Deed of record in Book 5622, Page 924, recorded 7/10/80, Register's Office for Davidson County, Tennessee.

SUBJECT TO ALL EASEMENTS, COVENANTS, CONDITIONS, RESERVATIONS, LEASES AND RESTRICTIONS OF RECORD, ALL LEGAL HIGHWAYS, ALL RIGHTS OF WAY, ALL ZONING, BUILDING AND OTHER LAWS, ORDINANCES AND REGULATIONS, ALL RIGHTS OF TENANTS IN POSSESSION, AND ALL REAL ESTATE TAXES AND ASSESSMENTS NOT YET DUE AND PAYABLE.

THIS IS (X) IMPROVED ( ) UNIMPROVED PROPERTY KNOWN AS: 2111-2113 & 2113 (1) Buena Vista Pike, Nashville, TN 37218

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(S), their heirs and assigns, forever, and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out, and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever 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, this date: JULY 12, 2004



NOTARY ACKNOWLEDGEMENT

(Individual Notary Acknowledgement)
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Charles S. Huddleston and Janice [illegible] Huddleston with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and upon oath acknowledged he/she/they executed the within instrument for the purposed therein contained.

Witness my hand and official seal at office at Nashville, TN on this the 12th day of July, 2004.

NOTARY PUBLIC AT LARGE

Notary Public

Commission Expires: 3/28/08

STATE OF TENNESSEE
COUNTY OF

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared _____ and _____ with whom I a personally acquainted and who upon _____oath(s) acknowledged _____ to be the _____ and _____respectively of the _____ the within named bargainor, a corporation, and that _____as such _____ and _____being authorized to do so, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such_____.

Witness my hand and official seal at office in _____, Tennessee on this the _____day of _____.

_____
Notary Public

Commission Expires: _____

STATE OF TENNESSEE
COUNTY OF

On this _____day of _____, _____, before me, the undersigned, a Notary Public in and for said County and State, personally appeared _____ to me known to be the person who executed the foregoing instrument in behalf of _____, and acknowledged that _____ executed that same as the free act and deed of the said _____.

Witness my hand and official seal at _____, Tennessee, this the _____day of _____, _____.

_____
Notary Public

Commission Expires: _____

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, _____ with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged to me that _____ is the _____of _____, a Tennessee limited liability company, and that _____, being authorized so to, executed the within instrument for the purposes therein contained on behalf of the said _____, by signing _____ name as such _____.

Witness my hand and official seal at office, this the _____day of _____, _____.

_____
Notary Public

Commission Expires: _____

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer, or value of property (whichever is greater) is $190,000.00.

AFFIANT

My Commission Expires:

NOTARY PUBLIC AT LARGE
SHAREN L. CLEVENGER
DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Sharen L. Clevenger
My Commission Expires
March 22, 2008
STATE OF TENNESSEE