Davidson County DEEDWARR
Recvd: 08/11/04 09:04 2pgs
Fees:13.00 Taxes:340.40

20040811-0096930

RECORD AND RETURN TO:
NATIONS TITLE OF TENNESSEE, INC.
5214 MARYLAND WAY, STE. 208
BRENTWOOD, TN 37027
04TN04692

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$92,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, this the 06th day of August, 2004

Notary Public

MY COMMISSION EXPIRES: My Commission Expires NOV. 26, 2005

THIS INSTRUMENT WAS PREPARED BY
NATIONS TITLE AGENCY OF TENNESSEE, INC., 5214 MARYLAND WAY. STE. 208, BRENTWOOD, TN 37027

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Teneika R. Cameron **3621 Chesapeake Drive** **Nashville, TN 37207**	**New Owner**	**050-11-0 164.00**

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Roy Huddleston, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Teneika R. Cameron, unmarried

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 37 on the Plan Timberwood Estates, Section 4, as of record in Book 6900, page 228, Register's Office for said County, to which plan reference is hereby made for a more complete and detailed description of said lot.

Being the same property conveyed to Roy Huddleston, by Successor Trustee's Deed from Philip M. Kleinsmith, Trustee, dated June 1, 2004 and recorded July 12, 2004 in Instrument No. 20040712-0082440, and being the same property previously conveyed to Wanda D. Mitchell, by Cash Deed from Andrew M. Cuomo, Secretary of Housing and Urban Development, dated August 30, 2000, and recorded September 6, 2000, in Instrument No. 20000906-0087958, Register's Office for Davidson County, Tennessee.

Subject to easements and/or setback lines of record in Book 6900, page 228, and Restrictive Covenants of record in Book 7159, page 654, Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved (X) property known as **3621 Chesapeake Drive, Nashville, TN 37207**
TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever, and we do covenant with the said GRANTEES 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 GRANTEES, their heirs 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.

Witness our hands this 06th day of August, 2004.

Roy Huddleston

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Roy Huddleston**, unmarried, the bargainor(s) 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 and official seal at Brentwood , Tennessee, this 06th day of August, 2004.

Commission Expires:_____
My Commission Expires NOV. 26, 2005

Lisa D. Page
Notary Public

DELISA G. PAGE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN.

STATE OF TENNESSEE
COUNTY OF _____

Before me, the undersigned , a Notary Public within and for the State and County aforesaid personally appeared _____ and _____ with whom I am personally acquainted and who upon **his/her/their** oath(s) acknowledged **himself/herself/themselves** to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that **he/she/they** as such _____ and _____ being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at _____ , Tennessee, this 06th day of August, 2004.

My commission expires:_____ _____
Notary Public

STATE OF TENNESSEE
COUNTY OF _____

On this the _____ day of _____, 2004, before me personally appeared _____ to me known to be the person who executed the foregoing instrument in behalf of _____ as **his/her** Attorney in Fact, and acknowledged that **he/she** executed the same as the free act and deed of the said _____

Witness my hand and official seal at _____ , Tennessee, this 06th day of August, 2004.

My commission expires:_____ _____
Notary Public