File Box 8

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $296,000.00

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 15th day of September, 2004.

KATHERYN B. MCCLELLAN NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

Notary Public

My Commission Expires:

My Commission Expires NOV. 13, 2007

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

Sidwell & Barrett, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

Davidson County DEEDWARR
Recvd: 09/20/04 12:47 2pgs
Fees:13.00 Taxes:1095.20
20040920-0112793

ADDRESS NEW OWNER(S) AS FOLLOWS:
Winston L. Huff and Beverly B. Huff
7901 Haydenberry Court
Nashville, Tennessee 37221

SEND TAX BILLS TO:
NEW OWNER

MAP-PARCEL NUMBERS:
141-140-A-12.00CO

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **John Lanz and wife, Nancy Lanz** hereinafter referred to as Grantors, hereby transfers and conveys to **Winston L. Huff and Beverly B. Huff, husband and wife,** hereinafter referred to as 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. 12 on the Plan of Hanover Park of Sheffield, of record in Book 9700, page 154,155 and 156, Register's Office for Davidson County, Tennessee, reference to which is hereby made for a more complete and accurate description.

Being the same property conveyed to John Lanz and Nancy Lanz by warranty deed from Paul J. Gruettner and Rebecca B. Gruettner, husband and wife, of record at Instrument No. 20020725-0089225, Register's Office for Davidson County, Tennessee, dated July 23, 2002.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

The Plan of record in Plat Book 9700, Page 154, 155 and 156, Register's Office for Davidson County, Tennessee.

Restrictive covenants contained in an instrument of record in Book 10020, Page 110, book 10301, page 178, book 10640, page 950, Register's Office for Davidson County, Tennessee.

HOA Charter of record in Book 10024, Page 619, Register's Office for Davidson County, Tennessee.

Conveyance of Common Area of record in Book 10907, Page 505, Register's Office for Davidson County, Tennessee.

~~Any and all visible easements lying on or across the property.~~ GRA, NZ

~~Rights or claims of parties in possession not shown by the public records.~~ GRA, NZ

Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.

County and/or City taxes for the year 2004, a lien now due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTEES paying their prorata share thereof to GRANTORS ~~who will be responsible for payment of said taxes.~~ GRA, NZ with said amount tendered to the Metropolitan Trustee.

This is improved property known as 7901 Haydenberry Court, Nashville, Tennessee 37221.

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 I do covenant with the said **GRANTEES** that I am 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 I do further covenant and bind myself, my 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 my hand this 15th day of September, 2004.

John Lanz

Nancy Lanz

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 John Lanz and wife, and Nancy Lanz, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the forgoing instrument for the purposes therein contained.

Witness my hand and official seal this 15th day of September, 2004.

Notary Public

My Commission Expires: 11/2/05

K. THOMAS SIDWELL NOTARY PUBLIC AT