THIS INSTRUMENT PREPARED BY AND RETURN TO:
Hardeman & Montgomery, As Association of Attorneys
4301 Hillsboro Road, Suite 300
Nashville, Tennessee 37215

BOX 10

Davidson County DEEDWARR
Recvd: 09/23/04 10:22 3pgs
Fees:18.00 Taxes:238.80
20040923-0114751

WARRANTY DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO	MAP/PARCEL
William R. Huffman and Janet B. Huffman 14346 Old Hickory Boulevard Antioch, TN 37013	SAME	MAP 173 PARCEL 84.00

For and 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, **WILLIAM R. HUFFMAN (also known as Billy Ray Huffman), RANDOLPH ALAN HUFFMAN (also known as Randy Huffman), and RHONDA HUFFMAN LEHMER (formerly Rhonda Huffman)**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **WILLIAM R. HUFFMAN AND WIFE, JANET B. HUFFMAN**, hereinafter called the Grantees, their heirs and assigns, a certain parcel of land in Davidson County, State of Tennessee, described as follows:

A certain tract or parcel of land, lying and being in the 31st Councilmanic District and the First Civil District of Nashville, Davidson County, Tennessee, identified as the Baker Tract (Parcel 84) on the Final Plat of Hidden Creek, of record in Instrument No. 20030213-0020016, Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

BEGINNING at an iron pin found in the eastern right-of-way margin of Old Hickory Boulevard west of its intersection with Bending Creek Drive (Plat Book 11700, Page 27, R.O.D.C.) and running then South 81°43'16" East 146.98 feet to an iron pin in the line of Martha E. Huffman (Deed Book 6280 Page 799, R.O.D.C.); thence with said line North 04°15'19" East 50.82 feet to an iron pin, thence North 08°50'58" East 102.77 feet to a point; thence North 85°33'23" West 154.14 feet to a point on the eastern right-of-way margin for Old Hickory Boulevard; thence with said right-of-way margin South 04°59'18" West 88.49 feet to a point; thence South 03°48"57" West 55.64 feet to an iron pin, the point of beginning, containing 20,737 square feet or .48 acre, more or less.

Being a portion of the same property conveyed to E.M. Baker by deed from C.O. Baker of record in Book 596, Page 576, Register's office for Davidson County, Tennessee. The said E.M. Baker having since died leaving a life estate to Martha T. Baker, who has also since died, with the remainder to Billy Ray Huffman, Randy Huffman, and Rhonda Huffman under the will of E.M. Baker of record in Minute Book 184, Page 519, Probate Court Clerk's Office for Davidson County, Tennessee.

This conveyance is subject to (a) 2004 property taxes assumed by the Grantees; and (b) all matters shown on the plat of record in Instrument No. 20030213-0020016, said Register's Office.

PREPARED FROM INFORMATION FURNISHED BY THE PARTIES WITHOUT THE BENEFIT OF A TITLE SERACH. NO REPRESENTATION OR WARRANTY IS GIVEN BY THE PREPARER AS TO THE ACCURACY OF THE INFORMATION HEREIN CONTAINED.

THIS IS IMPROVED PROPERTY KNOWN AS 14346 OLD HICKORY BOULEVARD, ANTIOCH, 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 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 binds 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.

Janet B. Huffman, Patricia Huffman and Kirk Lehmer, spouses of William R. Huffman, Randolph Alan Huffman and Rhonda Huffman Lehmer, respectively, join in this conveyance to quitclaim any interest they may have in the subject property.

Witness our hands this 21st day of September, 2004.

WILLIAM R. HUFFMAN

JANET B. HUFFMAN

RANDOLPH ALAN HUFFMAN

PATRICIA HUFFMAN

RHONDA HUFFMAN LEHMER

KIRK LEHMER

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, a Notary Public of the State and County aforesaid, certify that the within named bargainors, WILLIAM R. HUFFMAN and wife, JANET B. HUFFMAN, with whom I am personally acquainted or who were proved on the basis of satisfactory evidence to me to be the persons described in and who executed the foregoing instrument, personally appeared before me and acknowledged under oath that they executed the foregoing instrument as their free act and deed for the purposes therein contained.

Witness my hand and seal this 21st day of September, 2004.

MY COMMISSION EXPIRES: 5/23/06

NOTARY PUBLIC

Brenda S. Lane NOTARY PUBLIC State of Tennessee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, a Notary Public of the State and County aforesaid, certify that the within named bargainors, RANDOLPH ALAN HUFFMAN and wife, PATRICIA HUFFMAN, with whom I am personally acquainted or who were proved on the basis of satisfactory evidence to me to be the persons described in and who executed the foregoing instrument, personally appeared before me and acknowledged under oath that they executed the foregoing instrument as their free act and deed for the purposes therein contained.

Witness my hand and seal this 21st day of September, 2004.

MY COMMISSION EXPIRES: 5/23/06

NOTARY PUBLIC

Brenda S. Lane NOTARY PUBLIC State of Tennessee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, a Notary Public of the State and County aforesaid, certify that the within named bargainors, RHONDA HUFFMAN LEHMER and husband, KIRK LEHMER, with whom I am personally acquainted or who were proved on the basis of satisfactory evidence to me to be the persons described in and who executed the foregoing instrument, personally appeared before me and acknowledged under oath that they executed the foregoing instrument as their free act and deed for the purposes therein contained.

Witness my hand and seal this 21st day of September, 2004.

MY COMMISSION EXPIRES: 5/23/06

NOTARY PUBLIC

Brenda S. Lane NOTARY PUBLIC State of Tennessee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $64,000.00.

AFFIANT

Subscribed and sworn to before me this 21st day of September, 2004.

MY COMMISSION EXPIRES: 5/23/06

NOTARY PUBLIC

