WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 69,000

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF October 2004.

Deputy Register

This Instrument Prepared Upon Information Furnished by Parties

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $69,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1ST DAY OF OCTOBER 2004.

Notary Public

MY COMMISSION EXPIRES:.

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Capital Journey, LLC 201 Thompson Lane, Ste 200, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	Map: 133-12
Roy F. Huddleston and Frank R. McCool	New Owner	Parcel: 100
222 Cumberland Circle		
Nashville, TN 37214		

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, I, **James Roberts,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Roy F. Huddleston and Frank R. McCool**, 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. 54 on the Plan of Windsor Park, of record in Book 3600, page 64, Register's Office for Davidson County, Tennessee.

Said Lot No. 54 fronts 67.6 feet on the easterly side of Tampa Drive and runs back 217.00 on the southerly lot line and 208.85 feet on the northwesterly lot line to a line in the rear which measures 68.10 feet thereon, subject to Avigation Easement and Contract in Book 9242, page 883, Register's Office of Davidson County, Tennessee.

Being the same property conveyed to James Roberts by deed from J. Phillip Jones, Successor Trustee, of record as Instrument No. 20040930-0117834, said Register's Office.

This is improved ☐ unimproved property, known as 426 Tampa Drive, Nashville, Tennessee 37211

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 my hand this 1st day of October, 2004.

JAMES ROBERTS

Davidson County DEEDWARR
Recvd: 10/06/04 13:27 1pgs
Fees:13.00 Taxes:255.30

20041006-0120523

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, Notary Public of said State and County, James Roberts, with whom I am personally and executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 1st day of October, 2004.

Sarah Evans
Notary Public

Commission Expires: 11-24-07

SARAH EVANS
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 24, 2007