Davidson County DEEDWARR
Recvd: 12/01/04 15:02 2pgs
Fees:13.00 Taxes:185.00

20041201-0143190

Prepared by:
Realty Title & Escrow Company, Inc.
383 Johnny Cash Parkway, Suite 140
Hendersonville, TN 37075

KATHERINE LEE
Notary Public At Large
ROBERTSON COUNTY, TENN.

05-0409-61859

STATE OF TENNESSEE
COUNTY OF SUMNER
The actual consideration or value, whichever is greater, for this transfer is $50,000.00

Affiant

Subscribed and sworn to before me, this 23rd day of November, 2004.

Notary Public
My commission expires: 9/22/2007

Address of New Owner:	Send Tax Bills to:	Tax Information
Charles Huddleston	New Owner	80-4-22
1715 County Hospital Road	4608 Ashland City Hwy.	
Nashville TN 37218	Nashville, TN 37218	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Alma McWhirter, Conservator for Annie M. Billingsley, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Charles Huddleston and wife, Janice Fay Huddleston, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to-wit:

Land in Davdison County, Tennessee, being Lot No. 3 on the plan of Waukee Heights of record in Plat Book 2083, Page 108, said Register's Office.

Said Lot No. 3 fronts 95 feet on the northerly side of the County Hospital Road and runs back between lines 198.4 feet on the easterly line and 125.2 feet on the westerly line to a dead line in the rear, measures 118 feet on said dead line.

Being the same property conveyed to Thurman P. Billingsley and Annie M. Billingsley by deed from Albert H. Barfield and wife, Martha H. Barfield, dated 12/2/66, recorded 12/7/66, of record in Book 4083, Page 698, Register's Office for Davidson County, Tennessee. Thurman P. Billingsley having since died. Alma McWhirter was appointed conservator* by the Probate Court of Davidson County, Tennessee, Order No. 004P-1185, and by order of said court this transaction was approved.

*for Annie M. Billingsley

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 1715 County Hospital Road, 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 Grantees, their heirs, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 23rd day of November, 2004.

Alma McWhirter, Conservator

Alma McWhirter, Conservator for Annie M. Billingsley

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Alma McWhirter, Conservator for Annie M. Billingsley, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and seal at Hendersonville, Tennessee, this 23rd day of November, 2004.

Katherine Lee

Notary Public at Large

My commission expires: 4/22/2007

