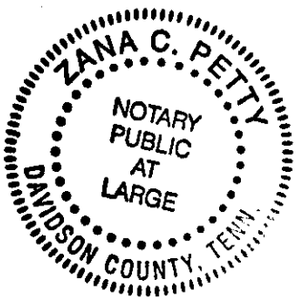
FILE BOOK 45

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 85,000.00

D'Ebonie T. Huddleston
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th day of January, 2005

Notary Public:

MY COMMISSION EXPIRES: 1-27-07
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
D'Ebonie T. Huddleston	Professional Mortgage Group, Inc.	Map 149
702 Clearwater Court	P.O. Box 10189	Group 8
Nashville, TN 37217	Murfreesboro, TN 37129	Parcel 61

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

George Coffman

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto
D'Ebonie T. Huddleston, 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:

BEING Lot No. 11-A, on the Plan of Revised Zone Lot Division, Lot Nos. 10-16 & 18-43, Edge-O-Lake, Section 21, of record in Plat Book 6900, Page 256, amending Plat Book 5200, Page 577 and Plat Book 6250, Page 41, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Being the same property conveyed to George Coffman, by Quitclaim Deed from I. Dyke Tatum, Substitute Trustee, of record in Book 7519, Page 864, said Register's Office, dated April 13, 1988. See also deed of record in Book 7506, Page 349, said Register's Office.

This conveyance is subject to Restrictive Covenants of record in Book 6140, Page 420, Register's Office for said County.

This conveyance is made subject to: (1) 2005 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 6900, Page 256, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 702 Clearwater Court, Nashville, TN 37217

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 6th day of January, 2005.

George Coffman
George Coffman

Davidson County DEEDWARR
Recvd: 01/10/05 11:06 2 pgs
Fees:13.00 Taxes:314.50

20050110-0003406

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named George Coffman, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 6th day of January, 2005.

My Commission Expires: 1-27-07

Notary Public

ZANA C. PETTY
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.