This document prepared by (and after recording return to):	
Name:	Jerome S. Grant
Firm/Company:	Fidelity National Title Insurance Company of NY
Address:	315 Deaderick Street
Address 2:	Suite 2120
City, State, Zip:	Nashville, TN 37238
Phone:	615-259-1677

Davidson County DEEDWARR
Recvd: 03/04/05 12:21 3 pgs
Fees:18.00 Taxes:684.50

20050304-0024233

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WARRANTY DEED
(Individual to Individual)

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF TEN DOLLARS ($10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Steven G Huddleston unmarried,** hereinafter referred to as "Grantor", has this day bargained and sold, and by these presents does hereby transfer and convey unto **Chad Richard Braun unmarried and Elizabeth Ann Lyell unmarried,** hereinafter referred to as "Grantee", the following lands and property, together with all improvements located thereon, lying in the County of **Davidson**, State of **Tennessee**, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO

SUBJECT to all current taxes which have been prorated and assumed by the grantee, all restrictions of record, all easements of record, all visible easements, all matters appearing on the plan of record and all applicable government and zoning regulations.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's heirs and assigns forever, with all appurtenances thereunto belonging.

GRANTOR does for Grantor and Grantor's heirs, personal representatives, executors and assigns forever hereby covenant with GRANTEE that Grantor is lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the said lands against all claims whatever.

The source of title in Grantor(s) is by deed recorded in the office of the Register of Deeds in Instrument number 200006280064111, of Davidson County, Tennessee.

Taxes for tax year 2005 shall be ☒ prorated between Grantor and Grantee as of the date selected by Grantor and Grantee, or ☐ paid by Grantee, or ☒ paid by Grantor.

The property herein conveyed ☒ is not a part of the homestead of Grantor, or ☐ is part of the homestead of Grantor and if Grantor is married, the conveyance is joined by both Husband and Wife.

Grantor does hereby ~~swear or~~ affirm that the actual consideration for this transfer ~~or value~~ of the property transferred, whichever is greater, is $ 185,000.00 which amount is equal to or greater than the amount which the property transferred ~~would command at a fair voluntary~~ sale.

WITNESS Grantor(s) hand(s) this ~~the~~ 1st day of March 2005.

Grantor
Steven G Huddleston

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 1st day of March, 2005, before me personally appeared Steven G Huddleston, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person (or person's) free act and deed.

Notary Public

Printed Name: Lynn M. Hammond

Commission Expires:

_____

Lynn M. Hammond Notary Public at Large Davidson County, Tennessee My Commission Expires 7-21-2007

Grantor(s) Name, Address, phone:
Steven G Huddleston
602 Russell Street
Nashville TN 37206

Grantee(s) Name, Address, phone:
Elizabeth Lyell & Chad Braun
809 Fatherland Street
Nashville, TN 37206

SEND TAX STATEMENTS TO GRANTEE

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS
$ 185,000
AFFIANT
SUBSCRIBED AND SWORN TO BEFORE ME, THIS
THE 04 DAY OF MAR, 20 05
Deputy Register

EXHIBIT "A"

Land in Davidson County, Tennessee, being lot No. 78 on the Plan of Barrow's Addition to Edgefield, now East Nashville, of record in Plan Book 1, Page 13, Chancery Court for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being same property conveyed to Steven G. Huddleston, unmarried, by deed from Eliot B. Houser, unmarried, dated June 23, 2000, filed June 28, 2000, of record in Instrument No. ~~20000628-00641111~~, Register's Office of Davidson County, Tennessee.

*20000628-0064111