WARRANTY DEED

Return To:
Jack Case Wilson
Title Associates
7100 Executive Ctr. Dr., Suite 150
Brentwood, TN 37027
D-0496

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 26,000.00
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF February, 2005
Notary Public
MY COMMISSION EXPIRES: 3-14-07

JENNIFER ORTEGA GREGORY NOTARY PUBLIC ROBERTSON COUNTY TENNESSEE LARGE

MY COMMISSION EXPIRES MARCH 14, 2007

THIS INSTRUMENT WAS PREPARED BY
Deanie L. Gregory, Attorney-at-Law, 200 Madison Street, Madison, TN 37115

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Aaron Boyd (NAME)	Wells Fargo Bank, N.A. (NAME)	MAP 72-4
2714 Bobby Avenue (ADDRESS)	5203 Maryland Way, Suite 102 (ADDRESS)	PARCEL 343
Nashville, TN 37216 (CITY) (STATE) (ZIP)	Brentwood, TN 37027 (CITY) (STATE) (ZIP)	

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, J. Damian Huggins, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Aaron Boyd

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:

A certain tract or parcel of land in Davidson County, Tennessee, described as follows to-wit:

Land in Davidson County, Tennessee being Lot No. 40 on the Map of "Happy Valley", Section "C", not of record, described according to a survey made by Z. J. Wilkinson, Surveyor, September 2, 1945, as follows:

BEGINNING on the Southerly margin of Bobby Avenue at a point 175 feet East of the Easterly margin of Cooper Lane, being the corner of Lots Nos. 39 and 40; thence with the line between said two lots, Southwardly 140 feet; thence Eastwardly 75 feet to the corner of Lot Nos. 40 and 41; thence with the line between said two lots, Northwardly 140 feet to the Southerly margin of Bobby Avenue; thence with said avenue, Westwardly 75 feet to the beginning.

Being the same property conveyed to J. Damian Huggins by Warranty Deed from Daryl Spicer of record in Instrument No. 20041105-0133674, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO CERTAIN NOTES, EASEMENTS, BUILDING SETBACK LINES, ETC., IF ANY AS MAY BE SET FORTH ON THE MAP OF "HAPPY VALLEY" SECTION "C" NOT OF RECORD, DESCRIBED ACCORDING TO A SURVEY MADE BY Z.J. WILKINSON, SURVEYOR, DATED SEPTEMBER 2, 1945.

J. DAMIAN HUGGINS AND J.D. HUGGINS ARE ONE AND THE SAME PERSON.

Davidson County DEEDWARR
Recvd: 03/07/05 08:16 2 pgs
Fees:13.00 Taxes:355.20
20050307-0024523

unimproved ( )
This is improved (X) property, known as 2714 Bobby Avenue, Nashville, TN 37216
(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 7th day of February 2005

J. Damian Huggins ALSO KNOWN AS J.D. HUGGINS

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 J. Damian Huggins ALSO KNOWN AS J.D. HUGGINS the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Madison, Tennessee, this 7th day of February, 2005.

Commission expires 3-14-07

JENNIFER GREGORY NOTARY PUBLIC AT LARGE ROBERTSON COUNTY, TENN. MY COMMISSION EXPIRES MARCH 14, 2007

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, _____.

My commission expires _____

_____
Notary Public