WARRANTY DEED

Davidson County DEEDWARR
Recvd: 03/09/05 11:22 2 pgs
Fees:13.00 Taxes:203.50

20050309-0026192

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 55,000.00

James D. Huggins
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF March, 2005

Deanie L. Gregory
Notary Public

MY COMMISSION EXPIRES: 3/25/2006
(AFFIX SEAL)

DEANIE L. GREGORY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires MAR 25, 2006

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
James D. Huggins (NAME)	SAME AS NEW OWNER (NAME)	MAP 73-5
2313 Milton Drive (ADDRESS)	(ADDRESS)	PARCEL 35
Nashville, TN 37216 (CITY) (STATE) (ZIP)	(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, Mary W. Sanders

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James D. Huggins

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 located in Davidson County, State of Tennessee, described as follows to-wit:

Land lying in the 11th Civil District of Davidson County, Tennessee, being Lot No. 34 on the Plan of Virginia Manor Subdivision, of record in Book 1835, Page 22, Register's Office for Davidson County, Tennessee, and more particularly described as follows:

Lot No. 34 fronts 70 feet on the Northwesterly margin of Moran Drive and runs back between lines 171.0 feet on the northeasterly line and 175.4 feet on the Southwesterly line to a dead line, measuring 61 feet thereon.

Being the same property conveyed to Robert N. Sanders and wife, Mary W. Sanders by Deed from Walter C. Gaines and wife, Martha W. Gaines of record in Book 2019, Page 617, Register's Office for Davidson County, Tennessee. The said Robert N. Sanders having since died on January 29, 1999.

THIS CONVEYANCE IS MADE SUBJECT TO NOTES, EASEMENTS, BUILDING SETBACK LINES, ETC., IF ANY, AS MAY BE SET FORTH ON THE PLAN OF VIRGINIA MANOR OF RECORD IN BOOK 1835, PAGE 22, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

unimproved ( )
This is improved (X) property, known as 1911 Moran Aavenue, 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 2nd day of March, 2005

Mary W. Sanders
Mary W. Sanders

(SEE NEXT PAGE FOR NOTARY ACKNOWLEDGEMENT)

STATE OF ~~TENNESSEE~~ GOERGIA
COUNTY OF DeKalb

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Mary W. Sanders

Mary W. Sanders

the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at ~~Madison~~ DeKalb ~~County~~, Georgia ~~Tennessee~~, this 2nd day of March, 2005.

Commission expires 05/08/2006

Notary Public

NOTARY PUBLIC GEORGIA DEKALB COUNTY 5-08-2006

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