THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 23975-03-2005** File Box 9B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $675,000.00. Frances C. Huggins Affiant Subscribed and sworn to before me this 31st day of March, 2005. Notary Public My Commission Expires: 7/19/2008

GEORGE E. MUDTER, JR. NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

My Commission Expires JULY 19, 2008

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
James D. Hastings, Jr. Jeannie R. Hastings 400 Leake Avenue Nashville, TN 37205	James O. Hastings, Jr 4334 Estes Road Nashville, TN 37215	Map No.130.02-0 Parcel No. 090.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Frances C. Huggins**, married ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **James D. Hastings, Jr. and wife, Jeannie R. Hastings** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 400 Leake Avenue, Nashville, TN 37205

William H. Huggins joins in this conveyance to convey any and all marital interest he may have in the above described property.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 31st day of March, 2005.

Frances C. Huggins
Frances C. Huggins

William H. Huggins
William H. Huggins

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Frances C. Huggins and William H. Huggins**, 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, at office, this 31st day of March, 2005.

Notary Public

My Commission Expires:
7/19/2008

GEORGE E. MUDTER, JR. NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

My Commission Expires JULY 19, 2008

Davidson County DEEDWARR
Recvd: 04/11/05 08:56 2 pgs
Fees:13.00 Taxes:2497.50

20050411-0039310

LAWYER'S ESCROW SERVICE, INC.
2021 RICHARD JONES ROAD, SUITE 220
NASHVILLE, TN 37215

* James O. Hastings, Jr.

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Resubdivision of Lots 33,34,35,36&37 on the Plan of Country Club Land Company's Subdivision, as of record in Plat Book 3300, page 21, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to William H. Huggins and wife, Frances C. Huggins by deed dated August 12, 1963 from Charles K. Cosner and wife, Margaret C. Cosner of record in Book 3613, page 109, Register's Office for Davidson County, Tennessee. Being further conveyed to Frances C. Huggins by Quitclaim Deed from William H. Huggins of record in Book 10293, page 414, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2005 City/County Taxes which have been prorated by the parties and assumed by the Grantee(s).
2. Belle Meade City taxes for the year 2005, a lien, but not yet due and payable. Map and Parcel No.: 130.02-0-090.00.
3. All matters appearing on the Plan of record as Book 3300, page 21, Register's Office for Davidson County, Tennessee.