THIS INSTRUMENT PREPARED BY:
Bluegrass Title Company
625 East Main Street
Hendersonville, TN 37075

Davidson County DEEDWARR
Recvd: 05/10/05 10:21 2 pgs
Fees:13.00 Taxes:357.05
20050510-0052566

# WARRANTY DEED

| ADDRESS NEW OWNER: | SEND TAX BILLS TO: | MAP-PAR. NO. |
|---|---|---|
| JAMES D. GARY<br>809 DAVIS DRIVE<br>BRENTWOOD, TN 37027 | SAME | 44-15-093.00 |

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, I, Alice Faye Huffines, hereinafter called the Grantor, has bargained and sold, and by these presents do transfer and convey unto James D. Gary, married hereinafter called the Grantee, his heirs and assigns, that certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land located in Nashville, Davidson County, Tennessee, described as follows, to-wit:

Being the northerly 1/2 of Lot Marked "Reserved" on the Map of Sterling Heights, Section 3, of record in Book 1424, Page 113, Register's Office for said County.
Said part of said lot fronts 80 feet on the east side of Pickell Drive and runs back between lines, 161.6 feet on the northerly line and 160.9 feet on the southerly line, to a dead line in the rear.

Being the same property conveyed to Harry D. Huffines and wife, Alice Faye Huffines from Don G. Mercer by Warranty Deed dated 6/15/2000 and recorded on 6/21/2000 of record in Instrument #200006210061748 Register's Office for Davidson County, Tennessee. The said Harry D. Huffines now being deceased.

This is improved property known as: 905-907 Berry Street, Old Hickory, Tennessee 37138.

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. Whenever 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 our hands this 28th day of April, 2005.

~~HARRY D. HUFFINES~~

ALICE FAYE HUFFINES

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ~~Harry D. Huffines and wife~~, Alice Faye Huffines with whom I am personally acquainted (or proved to be on the basis of satisfactory evidence) that he/she/they executed the within instrument for the purposes contained therein.

Witness my hand and seal, this 28th day of April, 2005.

NOTARY PUBLIC

My Commission Expires: 03/06/06

E. KEITH BELL
NOTARY PUBLIC AT LARGE
SUMNER COUNTY, TENNESSEE

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $96,500.00.

Affiant

Subscribed and sworn to before me this 28th day of April, 2005.

NOTARY PUBLIC

My Commission Expires: 03/06/06

E. KEITH BELL
NOTARY PUBLIC AT LARGE
SUMNER COUNTY, TENNESSEE