RECORD AND RETURN TO:
Mitchell A. Watts, Attorney
2400 Crestmoor Road #102
Nashville, TN 37215

Davidson County DEEDWARR
Recvd: 06/08/05 10:58 2 pgs
Fees:13.00 Taxes:758.13

20050608-0065452

WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $204,900.00

Affiant

Subscribed and sworn to before me, this 1st DAY OF June, 2005.

Notary Public

MY COMMISSION EXPIRES: 03.22.2008

(AFFIX SEAL)

JASON CHAFFIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

B-MSRE-05-2108

THIS INSTRUMENT WAS PREPARED BY
RUDY TITLE & ESCROW, LLC
2012 21st Avenue South
NASHVILLE, TENNESSEE 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Elizabeth Trent	Bank of America	
2108 18th Avenue South (ADDRESS)	21000 NW Evergreen Parkway (ADDRESS)	104-12-0 264.00
Nashville, Tennessee 37212 (CITY) (STATE) (ZIP)	Hillsboro, OR 97124 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we JONATHAN B. HUDDLESTON AND WIFE, AMY P. HUDDLESTON, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto ELIZABETH TRENT, UNMARRIED, AND WILLIAM WAITS, UNMARRIED, as Joint Tenants with Right of Survivorship hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 21 AND THE SOUTHERLY 5 FEET OF LOT NO. 22 ON THE MAP OF LENOX PLACE, AS OF RECORD IN BOOK 161, PAGE 171, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SAID LOT NO. 21 AND PART OF LOT NO. 22 FRONTS TOGETHER 45 FEET ON THE EASTERLY SIDE OF 18TH AVENUE SOUTH (FORMERLY BAXTER AVENUE) AND RUNS BACK BETWEEN PARALLEL LINES 140 FEET TO AN ALLEY.

BEING THE SAME PROPERTY CONVEYED TO JONATHAN B. HUDDLESTON AND WIFE, AMY P. HUDDLESTON BY WARRANTY DEED FROM LARRY J. BISCHOF, A MARRIED MAN AND CLAUDIA FRIGERI RECORDED ON June 4, 2003 IN INSTRUMENT NO. 20030604-0076492, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

This conveyance is subject to any and all existing easements and restrictions as shown of record including those listed in Plat Book 161, Page 171, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 2108 18th Avenue South, Nashville, Tennessee 37212
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this 1st day of June, 2005.

Jonathan B. Huddleston

Amy P. Huddleston

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Jonathan B. Huddleston and Amy P. Huddleston, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 1st day of June, 2005.

Notary Public

My Commission Expires:

(SEAL)

PATRICK MOORE
NOTARY PUBLIC AT LARGE
SUMNER COUNTY, TENNESSEE

4/25/06

RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903