This Instrument Prepared By:
Title Enterprises, LLC
320 Seven Springs Way
Suite 150, Seven Springs I
Brentwood, Tennessee 37027
1050237

Davidson County DEEDWARR
Recvd: 06/27/05 10:15 3 pg:
Fees:18.00 Taxes:675.25

20050627-0073341

Send Tax Bills To:
Margaret Huckaba
Curt Huckaba
2113 Lakeshore Point Drive
Old Hickory, TN 37138

New Owner is:
2113 Lakeshore Point Drive
Old Hickory, TN 37138

Map 53-08-0-A
Parcel 4.00 CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **William L. Breyfogle and Jean E. Breyfogle**, hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Margaret Huckaba and Curt Huckaba**, wife and husband, hereinafter referred to as Grantee, its heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

Exhibit "A"

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

Being Unit No. 2113 on the Plan of Lakeshore Pointe Condominiums of record in Book 9700, page 704, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to William L. Breyfogle and Jean E. Breyfogle, Trustees of the William L. Breyfogle and Jean E. Breyfogle Joint Revocable Living Trust dated June 29, 1994 from William L. Breyfogle and Jean E. Breyfogle by Quitclaim Deed dated March 21, 2001 and recorded March 26, 2001 in Instrument No. 20010326-0028831, Register's Office for Davidson County.

This conveyance is subject to a Master Deed of record in Book 11053, page 690; and all matters of record on plat in Plat Book 9700, page 704, Register's Office for Davidson County.

This conveyance is made subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and that same is unencumbered, except for the taxes for the current year and which have been prorated and assumed by the Grantee.

The Grantor does further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 17 day of June, 2005.

GRANTOR:

William L. Breyfogle

Jean E. Breyfogle

ACKNOWLEDGEMENT

STATE OF TENNESSEE)
COUNTY OF Davidson)

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **William L. Breyfogle and Jean E. Breyfogle**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the 17 day of June, 2005.

Notary Public

My Commission Expires: 2/24/09

JEANINE SMITH
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY, TENN.
My Commission Expires FEB. 24, 2009

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual consideration or value, whichever is greater, for this transfer is $182,500.00.

Peggy Lee
Affiant

SWORN TO and subscribed before me this 17 day of June, 2005.

Jeanine Smith
NOTARY PUBLIC

My commission expires:

2/24/09

JEANINE SMITH
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY, TENN.

My Commission Expires FEB. 24, 2009