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. 24362-06-2005** File Box 9B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $365,200.00. Diana T. Alden Affiant Subscribed and sworn to before me this 29th day of June, 2005. Notary Public My Commission Expires:

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

My Commission Expires JULY 19, 2008

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Diana T. Alden 207 Haverford Avenue Nashville, TN 37205	Regions Mortgage PO BOX 1718 Memphis, Tennessee 38101-1718	Map No.129.04 Parcel No. 49.00

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, **Jane H. Huddleston, unmarried**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Diana T. Alden, unmarried** ("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 207 Haverford Avenue, Nashville, TN 37205

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 29th day of June, 2005.

Jane H. Huddleston

Jane H. Huddleston

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Jane H. Huddleston**, 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 29th day of June, 2005.

Notary Public

My Commission Expires:

Davidson County DEEDWARR
Recvd: 07/07/05 15:25 2 pgs
Fees:13.00 Taxes:1351.24

20050707-0078687

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

My Commission Expires JULY 19, 2008

EXHIBIT "A"

Land in Davidson County, Tennessee, being part of Lot No. 6 on the Plan of Bransford Realty Co.'s Subdivision, as of record in Plat Book Book 547, page 142, Register's Office for Davidson County, Tennessee, described as follows:

Said part of Lot No. 6 fronts 331.3 feet on the easterly side of Haverford Avenue and runs back 251 feet on the southerly lot line and 153.10 feet on the easterly lot line to a point of intersection.

Being the same property conveyed to Jane H. Huddleston by deed dated January 23, 2004 from Bonnie W. Lawry Heim formerly known as Bonnie W. Lawry, married of record in Instrument No. 20040129-0011340, 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. All matters appearing on the Plan of record as Book 547, page 142, Register's Office for Davidson County, Tennessee.