58b

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 07/20/05 09:01 2 pgs
Fees:13.00 Taxes:388.50

20050720-0084173

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I HEREBY SWEAR OR AFFIRM THAT THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $ 105,000.00

Timothy E. Huff
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th day of July, 2005.

Shari A. Thompson
Notary Public

MY COMMISSION EXPIRES: 3-21-09

(AFFIX SEAL)

SHARI A. THOMPSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY

Michael Troy Haley, Attorney (NAME) | 1100 Kermit Dr Ste 204 Nashville, TN 37217 (ADDRESS)

ADDRESS NEW OWNERS(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
~~Tim Huff~~ Timothy E. Huff (NAME)	SunTrust Mortgage, Inc. (NAME)	103-16-0-C
4225 Harding Road #405 (STREET ADDRESS/ROUTE NUMBER)	201 Fourth Ave N, 7th Floor (STREET ADDRESS)	405.00 CO
Nashville, TN 37205 CITY/STATE/ZIP	Nashville, TN 37219 (CITY/STATE/ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I,

Alicia M. Drake, unmarried

HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO ~~Tim Huff, unmarried~~ Timothy E. Huff, unmarried

HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN SMITH COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

LAND in Davidson County, Tennessee, being Unit 405 on the Plan of Wellington Arms, a Condominium Development of record in Book 5200, page 316, Register's Office for said County, to which plan and record thereby are incorporated herein and made a part hereof by reference.

Being the same property conveyed to Alicia M. Drake, unmarried, by Warranty Deed from Steven Payne Small, married, dated September 15, 2003, recorded September 16, 2003, of record in Instrument No. 20030916-0135554, Register's Office for Davidson County, Tennessee.

Legal description is the same as the prior deed of record.

SUBJECT TO THE FOLLOWING:

1) **ALL MATTERS AS SHOWN ON THE PLAN OF RECORD IN BOOK 5200, PAGE 316, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.**
2) **MASTER DEED AND BY-LAWS ESTABLISHING A HORIZONTAL PROPERTY REGIME OF WELLINGTON ARMS CONDOMINIUMS, OF RECORD IN BOOK 5721, PAGE 241; BOOK 5740, PAGE 897, AND AS INSTRUMENT NO. 20001205-0119242, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE;**
3) **RIGHTS OF OTHERS IN AND TO THE COMMON ELEMENTS;**
4) **ANY EASEMENTS, SETBACK LINES AND RESTRICTIONS OF RECORD;**
5) **ZONING AND PLANNING REGULATIONS FOR THE APPROPRIATE GOVERNMENTAL AUTHORITY, AND RIGHTS FOR PUBLIC UTILITIES AND PUBLIC RIGHTS OF WAY;**
6) **COUNTY TAXES TO BE PRORATED AS OF DATE OF DEED AND ASSUMED BY GRANTEE FOR CURRENT YEAR.**

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, their heirs and assigns, forever; and we do covenant with the said GRANTEE that I am 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 myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, 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 **hand this** 18th **day of** July **, 2005.**

Alicia M. Drake

ALICIA M. DRAKE

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Alicia M. Drake, unmarried,** with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within document for the purposes therein contained, as her free act and deed.

Witness my hand and official seal at office this 18th day of July, 2005.

Notary Public

Commission Expires: 9/20/08

MICHAEL S. MILEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.