RETURN TO:
GRISSIM TITLE & ESCROW, LLC
2309 Crestmoor Road, Suite 300
Nashville, TN 37215

Davidson County DEEDWARR
Recvd: 07/20/05 16:16 2 pgs
Fees:13.00 Taxes:251.60

20050720-0084569

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSACTION IS $ 68,000.00

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS DATE:

July 19, 2005.

NOTARY PUBLIC

COMMISSION EXPIRES: _____

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires JAN. 24, 2009

THIS INSTRUMENT PREPARED BY:

Grissim Title & Escrow, LLC

2309 Crestmoor Rd, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER:
Richard J. Van Berckelaer 217 East 20th Street, Apt. A Costa Mesa, CA 92627	New South Federal Savings Bank 210 Automation Way, MSN 49730 Birmingham, AL 35210	**MAP 83-5/439**

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/WE, **ROBERT HUFFINE, MARRIED**

HEREINAFTER CALLED THE **GRANTOR(S),** HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO, **RICHARD J. VAN BERCKELAER, MARRIED**

HEREINAFTER CALLED THE **GRANTEE(S),** THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO WIT:

Being part of Lot No. 6 on the Plan of John Hobson Addition of record in Book "L" page 363, in the Office of the Circuit Court Clerk for Davidson County, Tennessee and of record in Book 7554, page 870, in the Register's Office for Davidson County, Tennessee; and further described according to a mortgage loan inspection by Campbell, McRae and Associates Surveying, Inc., 2424 21st Avenue South, Suite 201, Nashville, TN 37212, License No. 1673, dated July 20, 1989, as follows:
Beginning at a point in the centerline of Seymour Avenue, said point being the southeast corner of Don C. Crouch, of record in book 7554, page 885, Register's Office for Davidson County, Tennessee and being the southwest corner of the herein described property; thence northwardly along Crouch's easterly line, 164.5 feet to a point; thence eastwardly 62.5 feet to a point in the westerly line of Elliot C. Stockard of record in Book 10368, page 133, said Register's Office; thence southwardly 164.5 feet to a point in the centerline of Seymour Avenue; thence westwardly along said centerline 62.5 feet to the point of beginning.

Being the same property conveyed to Robert Huffine in Instrument No. 20041230-0154733, Register's Office for Davidson County, Tennessee.

ROBERT HUFFINE, HEREBY MAKE OATH THAT THE ABOVE DESCRIBED PROPERTY HAS NEVER BEEN THE DOMICILE OF ROBERT HUFFINE.
SUBJECT TO ALL EASEMENTS, COVENANTS, CONDITIONS, RESERVATIONS, LEASES AND RESTRICTIONS OF RECORD, ALL LEGAL HIGHWAYS, ALL RIGHTS OF WAY, ALL ZONING, BUILDING AND OTHER LAWS, ORDINANCES AND REGULATIONS, ALL RIGHTS OF TENANTS IN POSSESSION, AND ALL REAL ESTATE TAXES AND ASSESSMENTS NOT YET DUE AND PAYABLE.

THIS IS (X) IMPROVED ( ) UNIMPROVED PROPERTY KNOWN AS:1025 Seymour Avenue, Nashville, TN 37206

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. 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, this date: JULY 19, 2005

ROBERT HUFFINE

NOTARY ACKNOWLEDGEMENT

(Individual Notary Acknowledgement)
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Robert Huffine and with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and upon oath acknowledged he/~~she/they~~ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office at Nashville, TN on this the 19th day of July, 2005.

JEFFREY M. GOSSETT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Notary Public Commission Expires: My Commission Expires JAN. 24, 2009

STATE OF TENNESSEE
COUNTY OF

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared _____ and _____ with whom I a personally acquainted and who upon _____oath(s) acknowledged _____ to be the _____ and _____respectively of the _____ the within named bargainor, a corporation, and that _____as such _____ and _____being authorized to do so, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such_____.

Witness my hand and official seal at office in _____, Tennessee on this the _____day of _____.

_____
Notary Public Commission Expires: _____

STATE OF TENNESSEE
COUNTY OF

On this _____day of _____, _____, before me, the undersigned, a Notary Public in and for said County and State, personally appeared _____ to me known to be the person who executed the foregoing instrument in behalf of _____, and acknowledged that _____ executed that same as the free act and deed of the said _____.

Witness my hand and official seal at _____, Tennessee, this the _____day of _____, _____.

_____
Notary Public Commission Expires: _____

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, _____ with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged to me that _____ is the _____of _____, a Tennessee limited liability company, and that _____, being authorized so to, executed the within instrument for the purposes therein contained on behalf of the said _____, by signing _____ name as such _____.

Witness my hand and official seal at office, this the _____day of _____, _____.

_____
Notary Public Commission Expires: _____