THIS INSTRUMENT PREPARED BY:
1st Advantage Title & Escrow, LLC
1305 16th Ave S., 2nd Floor
Nashville, TN 37212

Davidson County DEEDWARR
Recvd: 08/18/05 12:11 2 pgs
Fees:13.00 Taxes:362.36
20050818-0098437

WARRANTY DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PAR. NO.
James D. Gary 902-904 Elliston Street Old Hickory, TN 37138	SAME	044-15-0-097.00

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, Michael W. Huffines and wife, Reba H. Huffines, hereinafter called the Grantors, has bargained and sold, and by these presents do transfer and convey unto James D. Gary and wife, Rufina Gary, as joint tenants with right of survivorship, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in the Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 62, on the Plan of Section D, Village of Old Hickory, Fourth Civil District, Davidson County, Tennessee of record in Book 1424, page 65, Register's Office for Davidson County, TN, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Michael W. Huffines and wife, Reba H. Huffines from Joseph Lee Miller by deed dated 9/30/02 of record in Instrument No. 20021003-0120880, said Register's Office.

This is improved property known as: 902-904 Elliston Street, Old Hickory, TN 37138

TO HAVE AND TO HOLD, the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 our hands this 5th day of August, 2005.

Michael W. Huffines

Reba H. Huffines

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a notary in and for the state above, personally appeared the within named Michael W. Huffines and Reba H. Huffines, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the within named bargainor and that he executed the foregoing instrument for the purpose therein contained.

Witness my hand and seal, this 5th day of August, 2005.

NOTARY PUBLIC

My commission expires: 6-24-09

TIFFANY N. KNIGHT STATE OF TENNESSEE NOTARY PUBLIC MY COMM. EXP. SUMNER COUNTY

STATE OF Tennessee
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $97,935.00

AFFIANT

Subscribed and sworn to before me this 5th day of August, 2005.

NOTARY PUBLIC

My Commission Expires: 6-24-09

TIFFANY N. KNIGHT STATE OF TENNESSEE NOTARY PUBLIC MY COMM. EXP. SUMNER COUNTY