Davidson County DEEDWARR
Recvd: 08/26/05 15:59 2 pgs
Fees:13.00 Taxes:382.22
20050826-0102682

THIS INSTRUMENT PREPARED BY:

F. B. Murphy, Jr., Attorney
2021 Richard Jones Road, Suite 350
Nashville, Tennessee 37215

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NO.
David Huddleston 117 Hodge Court Nashville, TN 37208	Same	Map 50-15 Parcel 216

WARRANTY DEED

For and in consideration of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Cassandra Ward and husband, Charles E. Ward, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto David Huddleston, hereinafter called the Grantee, his heirsand assigns, a certain tract or parcel of land located in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 46 on the Plan of Sky View, as of record in Book 2331, pages 54 and 55, Register's Office for said County.

Being the same property conveyed to CassandraWard and husband, Charles E. Ward, by deed from Charles E. Ward, of record in Book 11129, page 677, said Register's Office.

This is improved property known as 3413 Hunley Drive, Nashville, Tennessee 37207.

This conveyance is subject to any and all existing easements, setback lines and restrictive covenants of record in said Register's Office.

TO HAVE AND TO HOLD said parcel of land, with the appurtenances, estate, title and interest thereto belonging to said Grantee, his heirs and assigns, forever; and Grantors do covenant with Grantee that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, except as otherwise set out herein; Grantors do further covenant and bind themselves, their heirs,, assigns and representatives, to warrant and forever defend the title to said land to Grantee, his heirs and assigns, against the lawful claim of all persons whomsoever.

WITNESS my hand this 23rd day of August, 2005.

Cassandra Ward
CASSANDRA WARD

CHARLES E. WARD

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Cassandra Ward and Charles E. Ward, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee this 23rd day of August, 2005.

NOTARY PUBLIC

My Commission Expires: 5-28-06.

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual consideration or value, whichever is greater, for this transfer is $103,301.66

AFFIANT

Subscribed and sworn to before me this 23rd day of August, 2005.

NOTARY PUBLIC

My Commission Expires: 5-28-06.