This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
204 Rivergate Parkway
Goodlettsville, TN 37072

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater is $136,000.00.

Barbara Hardy
Affiant

Subscribed and sworn before me this the 28th day of December, 2005.

Darlene Short
Notary Public
My commission expires: 11-25-07

NOTARY PUBLIC AT LARGE ROBERTSON COUNTY DARLENE SHORT

Davidson County DEEDWARR
Recvd: 01/09/06 14:11 2 pgs
Fees:13.00 Taxes:503.20

20060109-0003066

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Barbara Hardy	Countrywide Home Loans, Inc.	69-15-7
1625 Emerald Drive	2021 N. Gallatin Road, Suite #292	
Nashville, TN 37218	Madison, TN 37115	

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, James D. Huggins married, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Barbara Hardy unmarried, as , hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot(s) 2, as shown on the map entitled Hydes Ferry Park Subdivision, of record in Plat Book 2330, page(s) 110, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to JAMES D. HUGGINS, by deed from MARTY PENIX, of record as Instrument No. 20050502-0048243, dated April 28, 2005, said Register's Office.

THIS IS NOT THE PRINCIPAL RESIDENT OF THE GRANTOR

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 1625 Emerald Drive, Nashville, TN 37218.

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, successors and/or assigns, forever. Grantors covenant with Grantees 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, unless otherwise herein set out. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 the 28th day of December, 2005.

James D. Huggins
James D. Huggins

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal this 28th day of December, 2005.

My commission expires: 11-25-07

Notary Public

