WARRANTY DEED

SHELIA BRIZENDINE
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY, TENN.
My Commission Expires JUNE 8, 2009

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $6,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12TH DAY OF JANUARY, 2006.

Notary Public

MY COMMISSION EXPIRES: .
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Pinnacle Title & Escrow, LLC, 2109 Buena Vista Pike, Nashville, TN 37218

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Charles Huddleston	Charles Huddleston	70-5-37.00
(NAME) 4608 Ashland City Highway	(NAME) 4608 Ashland City Highway	13DA 4696070
(ADDRESS) Nashville, Tennessee 37218	(ADDRESS) Nashville, Tennessee 37218	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, WE, Ernest H. Bell Sr., and wife Milbrey Bell, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Charles Huddleston, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

SEE ATTACHED EXHIBIT A

unimproved ☒

This is improved ☐ property, known as 2414 Stivers Street, Nashville, TN 37218
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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. 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 our hands this 12th day of January, 2006.

Ernest H. Bell, Sr.

Ernest H. Bell SR.

Ernest H. Bell, Jr., Attorney in Fact

Ernest H Bell JR

Milbrey Bell Milbrey Bell

By: Ernest H. Bell JR.

Ernest H. Bell, Jr., Attorney in Fact,

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 Ernest H. Bell, Jr. with whom I am personally acquainted and who acknowledged that he executed the within instrument on behalf of Ernest H. Bell, Sr. and Milbrey Bell, as their Attorney in Fact as the free act and deed of the within named Ernest H. Bell, Sr. and Milbrey Bell.

Witness my hand and official seal at Nashville, Tennessee, this 12th day of January, 2006

SHELIA BRIZENDINE
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY, TENN.
My Commission Expires JUNE 8, 2009

Commission expires:

Shelia Brizendine
Notary Public

Davidson County DEEDWARR
Recvd: 01/18/06 08:22 2 pgs
Fees:13.00 Taxes:22.20

20060118-0006467

EXHIBIT A

BEING a part of Lot No. 10 on the Plan of Alpine Terrace Subdivison, as of record in Book 421, page 131, Register's Office for Davidson County, Tennessee, and more particularly described as follows:

BEGINNING at a point in the easterly margin of Stivers Street 151 feet north of the dividing line between lots 9 and 10 in said Subdivision; thence with the easterly margin of Stivers Street northwardly 85 feet to a point; thence eastwardly 102 feet. to a point in the westerly margin of Goodrich Street, the same being 172 feet from the common corner of Lots 9 and 10 on Goodrich Street, thence southwardly with the westerly margin of Goodrich Street, thence southwardly with the westerly margin of Goodrich Street 63 feet to a point; thence, westwardly 99 feet to the point of beginning.

Being the same property conveyed to Ernest H. Bbell and wife, Milbrey Bell by deed from Mrs. Willie Overstreet, dated June 11, 1956, of record in Book 2596, Page 409, Register's Office for Davidson County, Tennessee.

Ernest H. Bell, Jr.executed this instrument on behalf of Ernest H. Bell, Sr. and wife, Milbrey Bell pursuant to a Power of Attorney of record in Instrument #20060118 - 0006466, said Register's Office.

Ernest H. Bell, Sr. and Ernest H. Bell being one and the same person.