Davidson County DEEDWARR
Recvd: 02/08/06 12:12 1 pg:
Fees:13.00 Taxes:610.50

20060208-0015668

WARRANTY DEED

STATE OF Tennessee
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $165,000.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 3rd DAY OF February, 2006.

Notary Public

(Affix Seal)

My Commission Expires: My Commission Expires: 09/08/07

ALLISON W. EGAN NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN.

HUDDLESTON-H06015

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
MIDDLE TENNESSEE ESCROW COMPANY, LLC
120 Anderson Lane
Hendersonville, TN 37075 (615-264-8727)

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Collis W. Huddleston and Patti S. Huddleston, Husband and Wife	Taylor Bean & Whitaker Mortgage Corporation	26-2-15
111 Lidgate Terrace	1117 N. Magnolia Ave.	
Goodlettsville, TN 37072	Ocala, FL 34475	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, JOE R. SMITH, PERSONAL RESIDENCE TRUST, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto COLLIS W. HUDDLESTON AND PATTI S. HUDDLESTON, HUSBAND AND WIFE, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND in Davidson County, Tennessee, being Lot No. 332 on the Plan of WINDSOR GREEN, Phase II, Section III, of record in Plat Book 6900, Page 845, said Register's Office.

Said Lot No. 332 fronts 38.05 feet on the southwesterly margin of Lidgate Terrace and extends back 207.40 feet on the southeasterly line and 125.32 feet on the northerly line to a dead line in the rear measuring 153.81 feet thereon.

Being the same property conveyed to Joe R. Smith, Personal Residence Trust, by Warranty Deed from Collins B. O'Brien and wife, Billie O'Brien, of record in Book 10301, Page 53, recorded on December 26, 1996, Register's Office for Davidson County, Tennessee.

This is ( ) unimproved
(X) improved property known as 111 Lidgate Terrace, Goodlettsville, Tennessee 37072.

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, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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, 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 my/our hand(s) this 3rd day of February, 2006 :

Joe R. Smith, Trustee by Randell Gene Turner, AIF

STATE OF TENNESSEE
COUNTY OF Sumner

Personally appeared before me, the undersigned, a Notary Public within and for said County and State aforesaid, personally appeared Randell Gene Turner, with whom I am personally acquainted and who upon his/her oaths acknowledged himself/herself to be the Attorney in Fact for Joe R. Smith and as such Attorney in Fact for Joe R. Smith, executed the foregoing instrument for the purposes contained therein.

Witness my hand and official seal at the office in Hendersonville TN on this 6th day of February, 2006.

My Commission expires:

Notary Public

My Commission Expires: 09/08/07

ALLISON W. EGAN NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN.