This Instrument Prepared By:
Broker's Escrow Services, Inc.,
211 Donelson Pike, Suite 2,
P. O. BOX 140255
Nashville, Tennessee 37214

Davidson County DEEDWARR
Recvd: 03/06/06 14:17 2 pgs
Fees:13.00 Taxes:25.90
20060306-0025738

SEND TAX BILL TO NEW OWNER:
Charles Huddleston
4608 Ashland City Hwy.
Nashville, TN 37218

MAP **81-15**
GROUP
PARCEL **277**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Sylvester Armor, unmarried** hereinafter called the GRANTOR, has bargained and sold, and by these presents, does transfer and convey unto, **Charles Huddleston**, hereinafter called the GRANTEE, his heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 317, on the Plan of D.T. McGavock and Others Addition to the City of Nashville, called the addition to the town of McGavock, of record in Book 21, page 41, Register's Office for Davidson County, TN, to which plat reference is hereby made for a more complete description.

Said Lot No. 317 fronts 50 feet on the easterly side of Odd Street or 16th Avenue North, and runs back 194 feet, more or less, on the southerly line and 179 feet, more or less, on the northerly line to an alley and measures 52 feet thereon.

Being the same property conveyed to Sylvester Armor, by Quitclaim deed from Candyce T. Jones dated December 8, 2005, of record in Instrument no. 20051215-0150792, Register's Office for Davidson County, Tennessee.

This is unimproved property known as 1410 16th Ave. No., Nashville, Tennessee 37208.

Taxes for the current year have been settled between the parties. This conveyance is also made subject to the following matters:

1. Taxes resulting from supplemental, revised or corrected assessments under T.C.A., section 67-5-603, et. seq.
2. Subject to all applicable zoning and planning restrictions, and all health department rules and regulations that may affect the premises.
3. Subject to all covenants, subdivision restrictions, easement and other matter of record in Plat Book 21, page 41, said Register's Office.
4 Subject to all of those facts, conditions and limitations shown on the Plat of record in Plat Book 21, page 41, Register's Office for Davidson County, Tennessee.

GRANTOR makes no representation or warranty, express or implied, as to the exact amount of acreage or square footage in the property, or as to the ownership of the minerals located on, under or within the property. Grantor makes no representations or warranties, express or implied, with respect to the condition of the property conveyed hereby, including improvements located thereon,

including, without limitation, the habitability, condition or fitness thereof for any particular use or purpose. Grantee agrees that the property conveyed hereby, including improvements located thereon, is conveyed by Grantor and accepted by Grantee in an "as is, where is" and "with all faults" condition.

THIS conveyance is made expressly subject to all covenants, conditions, restrictions, and reservations contained in former deeds and other instruments of record applicable to said property, insofar as same are presently binding thereon, and to any easements apparent from an inspection of said property.

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, his heirs and assigns, forever; and,

GRANTOR does covenants with the said GRANTEE that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and warrants that the same is unencumbered unless otherwise herein set out; and,

GRANTOR, does further covenant and bind himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this the 3rd day of March, 2006.

Sylvester Armor

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Sylvester Armor, unmarried**, the bargainor with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal at office this 3rd day of March , 2006.

NOTARY PUBLIC
My Commission Expires:

REBECCA R. WAYMICK NOTARY PUBLIC AT LARGE WILSON COUNTY My Commission Expires 09/08/2007

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $7,000.00.

AFFIANT

Subscribed and sworn to before me on this 3rd day of March , 2006.

NOTARY PUBLIC

My Commission Expires:

REBECCA R. WAYMICK NOTARY PUBLIC AT LARGE WILSON COUNTY My Commission Expires 09/08/2007

5/8/07

WILSON C... My Commission Expires ...