FILE BOX 19B
06-02-029-D

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 03/17/06 11:15 2 pgs
Fees:13.00 Taxes:852.85
20060317-0031040

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$230,500.00.**

Sandra S. Schwarez
Affiant

Subscribed and sworn to before me this 15 day of March, 2006

Daphne M. Davis
Notary Public
My Commission expires: 11-14-09
(Affix Seal)

DAPHNE M. DAVIS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Charles V. Bryant Jr.	[redacted] WELLS FARGO BANK, NA	82-08-0-299.00
915 Chicamauga Avenue	Attn: X7802-019 3480 Stateview Blvd	
Nashville, TN 37206	Fort Mill, SC 29715	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Brian Huffine, unmarried, an undivided one-half interest and Adam Ceteras, unmarried, an undivided one-half interest**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Charles V. Bryant Jr.**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 9 of Block "C" on the plan of Eastwood Addition, of record in Book 332, page 63, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Said Lot No. 9 fronts 50 feet on the north side of Chicamauga Avenue and runs back between parallel lines, with the westerly margin of Johnson Street, 150 feet to an alley.

Being the same property conveyed to Adam Ceteras, unmarried, by deed from Sena Bruce, unmarried, on March 24, 2005, of record in Instrument Number 20050328-0032818, Register's Office for Davidson County, Tennessee. And further conveyed to Brian Huffine, unmarried, an undivided one-half interest of record in Instrument Number 20050906-0106797, said Register's Office.

THIS instrument is being executed in behlf of pursuant to a Power of Attorney executed by same on the 1st day of March, 2006, and being filed for record in Instrument No. 20060317-0031039, and being recorded(*)

The property is subject to the following:

- Taxes and assessments for the year 2006 in the estimated amount of $899.31 and subsequent years, plus any penalties and interest which may accrue for Map & Parcel 82-08-0-299.00.
- Subject to all matters as shown on the Plan of record in Book 332, page 63, Register's Office Davidson County, Tennessee.

(*) simultaneously herewith.

This is improved property known as: **915 Chicamauga Avenue, Nashville, TN 37206**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 March 15, 2006.

Brian Huffine

Adam Ceteras attorney in fact.
Adam Ceteras
By: Brian Huffine as Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Brian Huffine, unmarried,** to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this March 15, 2006

My commission expires 11/25/06

Notary Public

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned authority, a Notary Public within and for the State of Tennessee, appeared Brian Huffine with whom I am personally acquainted (or proved to on the basis of satisfactory evidence) and who upon his/her oath acknowledged himself/herself to be the Attorney-in-fact for Adam Ceteras the within named bargainor(s), and that he/she as such Attorney-in-fact being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name Adam Ceteras the bargainor(s), by the said Brian Huffine as Attorney-in-Fact.

WITNESS my hand and seal, this 15 day of March, 2006.

My Commission Expires: 11/25/06

NOTARY PUBLIC