WARRANTY DEED

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $103,000.00

Affiant

Subscribed and sworn to before me, this 31st DAY OF March, 2006.

Notary Public

MY COMMISSION EXPIRES: 7-29-06

(AFFIX SEAL)

G-KW-06-1008

Davidson County DEEDWARR
Recvd: 04/06/06 15:11 3 pgs
Fees:18.00 Taxes:381.10

20060406-0039955

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Eduardo A. Ortiz	Wells Fargo Bank, NA	
1008 & 1010 Bryan Street	(NAME) 8505 East Oak Island Drive	44-15 77.00
(ADDRESS) Old Hickory, TN 37138	(ADDRESS) Oak Iland, NC 28465	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we MICHAEL W. HUFFINES AND WIFE, REBA HUFFINES, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto EDUARDO A. ORTIZ AND DEBRA A. COGGINS-ORTIZ, 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:

BEING LOT NO. 1 ON THE RESUBDIVISION OF LOT NO. 127, SECTION "D", VILLAGE OF OLD HICKORY, AS OF RECORD IN BOOK 3500, PAGE 117, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE WESTERLY MARGIN OF BRYAN STREET AT THE SOUTHEAST CORNER OF LOT NO. 126 ON SAID PLAN; THENCE WITH THE WESTERLY MARGIN OF BRYAN STREET SOUTHWARDLY 90.4 FEET TO A CONCRETE MONUMENT AT THE BEGINNING OF A CURVE HAVING A RADIUS OF 25 FEET; THENCE AROUND SAID CURVE IN A SOUTHWESTERLY DIRECTION 39.3 FEET TO A CONCRETE MONUMENT ON THE NORTHERLY MARGIN OF 11TH STREET; THENCE WITH THE SAME, WESTWARDLY 53 FEET; THENCE NORTHWARDLY 115.4 FEET TO A POINT IN THE SOUTHERLY LINE OF SAID LOT NO. 126; THENCE WITH THE LINE BETWEEN SAID LOT NOS. 126 AND 127, EASTWARDLY 78 FEET TO THE BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO MICHAEL W. HUFFINES AND WIFE, REBA HUFFINES BY WARRANTY DEED FROM RAYMOND M. BEHEL, II, DON HARWELL BEHEL AND EDITH H. BEHEL, AS CO-TRUSTEES OF THE RAYMOND M. BEHEL LIVING TRUST UNDER AGREEMENT DATED NOVEMBER 11, 1994, RECORDED ON THE 14TH DAY OF AUGUST, 1998 IN DEED BOOK 11065, PAGE 952, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

This conveyance is subject to a) 2006 property taxes, which have been prorated and assumed by the grantee(s) herein; b) instruments of record in Book 3500, Page 117, said Register's Office; and c) any and all existing easements and restrictions as shown of record not stated herein.

unimproved ( )
This is improved (X) property, known as 1008 & 1010 Bryan Street, Old Hickory, Tennessee 37138
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 31st day of March, 2006.

Michael W. Huffines

Reba Huffines

RETURN TO:
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212
Phone: (615)383-2903

Witness my/our hand(s) this 31st day of March, 2006.

Michael W. Huffines

Reba Huffines

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Michael W. Huffines and Reba Huffines, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 31st day of March, 2006.

Notary Public

My Commission Expires:

(SEAL)

ADAM LAFEVOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 22, 2008

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