State of Tennessee
County of Davidson

This actual consideration or value – whichever is greater- is **$ 340,500.00**

Natasa Mauk Affiant

Subscribed and sworn before me this the 27 **Day of April, 2006**

DAPHNE M. DAVIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Daphne M. Davis
Notary Public
My Commission Expires: 11-14-09

Davidson County DEEDWARR
Recvd: 04/27/06 14:46 2 pgs
Fees:13.00 Taxes:1259.85
20060427-0048479

Warranty Deed

Instrument prepared by:
Service Escrow & Title, Inc.
6001 Jackson Square Boulevard Suite 700
Lavergne, TN 37086

Address of New Owner(s)	Improved Property known as:	Send tax bills to:
R. Brian Huffine	**1421 Eastland Avenue**	Franklin American Mtg.
1421 Eastland Avenue	**Nashville, Tennessee 37206**	501 Corporate Center Dr.
Nashville, Tennessee 37206		# 400
	Map 83-5 Parcel 379	Franklin, TN 37067

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

JOHN R. LYLE AND WIFE, VIRGINIA LYLE

Hereinafter called the Grantors(s), have this day bargained and sold, and by these presents do hereby transfer and convey unto

R. BRIAN HUFFINE

Hereinafter called the Grantee(s) their successors and assigns, a certain parcel of land together with all tenements, hereditaments and appurtenances thereto located in DAVIDSON COUNTY, TENNESSEE, more particularly described as follows:

Land in Davidson County, Tennessee, being the easterly 75 feet of the westerly 165.7 feet of the southerly 250 feet O Block No. 2 on the Map of T. P. Weakley's Subdivision, as appears of record in Book 161, page 105, Register's Office for Davidson County, Tennessee.

Said property is more particularly described as follows: Beginning on the northerly margin of Eastland Avenue formerly Vaughn Pike, at a point 90.7 feet easterly from the southwesterly corner of said Block No. 2: thence northerly 250 feet to the southerly margin of an alley; thence with the southerly margin of said alley eastwardly 75 feet: thence southerly 250 feet to a point in the northerly margin of said Eastland Avenue: thence westwardly with the northerly margin of Eastland Avenue 75 feet to the beginning.

Being the same property conveyed to John R. Lyle and wife, Virginia R. Lyle by Warranty Deed from Elizabeth Lavinia Rose, unmarried of record in Book 4077, page 858, Register's Office for Davidson County, Tennessee.

Subject to all matters appearing of record in Plat Book 161, page 105, Register's Office for Davidson County, Tennessee.

Subject to any easements and/or restrictions of record in the Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenance, estates, title and interest thereto belonging to the said Grantee(s), their successors, heirs or assigns, forever; and we do covenant with the said Grantees that we are lawfully seized and possessed of said land in fee simple, have 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 successors, heirs and assigns against the lawful claims o fall persons whomsoever. Wherever used, the singular shall include the plural, the plural and singular, and use of any gender shall be applicable to all genders.

Executed this 27 Day of April, 2006

John R. Lyle

John R. Lyle

Virginia R. Lyle

Virginia R. Lyle

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 27th **Day** of **April 2006**, before me appeared

John R. Lyle and wife, Virginia R. Lyle

To me known to be the person(s) described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be ~~his/her~~ free and and deed. Witness my hand and official seal.

My Commission Expires 3-20-10

Notary Public

Davidson County, Tennessee ★ Jennifer R. Pierce ★ Notary Public At Large