Davidson County DEEDWARR
Recvd: 05/12/06 09:06 2 pgs
Fees:13.00 Taxes:370.00
20060512-0055753

THIS INSTRUMENT PREPARED BY:
Bluegrass Title Company
625 East Main Street
Hendersonville, TN 37075

WARRANTY DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PAR. NO.
STEPHEN A DOWNS CAROLYN S DOWNS 256 MADISON BOULEVARD MADISON, TENNESSEE 37115	SAME	52-01-216.00

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, Jack Huff, hereinafter called the Grantor, has bargained and sold, and by these presents do transfer and convey unto Stephen A Downs and Carolyn S Downs, husband and wife, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

LAND LOCATED IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

BEING LOT NO. 15, BLOCK "E" ON THE REVISED PLAN OF POWER AND ROTH-MADISON PARK SUBDIVISION, OF RECORD IN PLAN BOOK 843, PAGE 7, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE: TO WHICH SAID PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE LEGAL DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO JACK HUFF FROM BUFORD VANTREASE HIGHERS AND MARCIA HIGHERS RECORDED IN BOOK 20010125-0007526, SAID REGISTER'S OFFICE.

This is improved property known as: 256 Madison Boulevard, Madison, Tennessee 37115.

TO HAVE AND TO HOLD, the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever 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 9th day of MAY, 2006.

JACK HUFF

STATE OF TENNESSEE
COUNTY OF Sumner

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

Witness my hand and seal, this 9th day of MAY, 2006.

SONDRA KIRBY STATE OF TENNESSEE NOTARY PUBLIC MY COMM. EXP. SUMNER COUNTY

Sondra Kirby
NOTARY PUBLIC

My Commission Expires: 1/20/09

STATE OF TENNESSEE
COUNTY OF Sumner

The actual consideration or value, whichever is greater, for this transfer is $100,000.00.

E. Kent Bell
Affiant

Subscribed and sworn to before me this 9th day of MAY, 2006.

Sondra Kirby
NOTARY PUBLIC

SONDRA KIRBY STATE OF TENNESSEE NOTARY PUBLIC MY COMM. EXP. SUMNER COUNTY

My Commission Expires: 1/20/09