Davidson County DEEDWARR
Recvd: 06/13/06 12:29 2 pgs
Fees:13.00 Taxes:721.50

20060613-0070246

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $195,000.00.

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 9th day of June, 2006.

Notary Public

My Commission Expires: 10/10/09

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

Sidwell & Barrett, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:
Joe Herring and Jane Herring

5080 Kittrell Road
Nashville, Tennessee 37221

SEND TAX BILLS TO:
NEW OWNER

MAP-PARCEL NUMBERS:

155-16-038.00

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Bruce P. Huntley, and Wife, Lisa B. Huntley** hereinafter referred to as Grantors, hereby transfers and conveys to **Joe Herring and wife, Jane Herring,** hereinafter referred to as Grantees, their heirs and assigns a certain tract or parcel of land in **Davidson** County, State of Tennessee described as follows, TO WIT:

Land in Davidson County, Tennessee, being Lot No. 49 on the plan of Section Two, Pasquo Park, of record in Book 3600, Page 77, Register's Office for Davidson County, Tennessee.

Said Lot No. 49, which is a corner lot, fronts 141.4 feet on the westerly margin of Kittrell Road and fronts 179.0 feet on the northerly margin of Cambron Drive, said frontages being joined by a curve having a length of 39.3 feet, and extends back 204.0 feet on the northerly line and 166.4 feet on the westerly line to a point of intersection.

Being the same property conveyed to jBruce P. Huntley, and Wife, Lisa B. Huntley by Warranty Deed from Richard B. Klein and wife, Nancy M. Klein of record in Book 6580, Page 110, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

The Plan of record in Plat Book 3600, Page 77, Register's Office for Davidson County, Tennessee.

Restrictive covenants contained in an instrument of record in Book 3870, Page 12, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

County and/or City taxes for the year 2006, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorata share thereof to GRANTEES who will be responsible for payment of said taxes.

This is improved property known as 5080 Kittrell Road, Nashville, TN 37221.

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 I do covenant with the said **GRANTEES** that I am 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 I do further covenant and bind myself, my 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. 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 hand this 9th day of June, 2006.

Bruce P. Huntley

Lisa B. Huntley

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Bruce P. Huntley and Lisa B. Huntley, 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 9th day of June, 2006.

Notary Public

My Commission Expires: 10/10/09

DONALD R. BARRETT JR.

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