FILE #20603158CS
RECORD AND RETURN TO:
HERITAGE TITLE SERVICES, LLC
8115 ISABELLA LANE, SUITE 5
BRENTWOOD, TN 37027

Davidson County DEEDWARR
Recvd: 06/20/06 15:06 2 pgs
Fees:13.00 Taxes:340.40
20060620-0073750

Prepared By: Jane Grazer GRAZER

WARRANTY DEED

NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires SEPT. 30, 2006

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $95,000.00

David Webber
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, this the 14th day of June, 2006.

Notary Public

MY COMMISSION EXPIRES: 9/30/06

THIS INSTRUMENT WAS PREPARED BY
AMERICAN TITLE CO., INC., 925 INDUSTRIAL DRIVE, OLD HICKORY, TN 37138

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Marilyn Sigala **332 Dupont Avenue** **Madison, TN 37115**	**Same**	**MAP 43-9** **PARCEL 234.00**

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, WE,

Kenneth J. Huffine and wife, Betty F. Huffine

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Marilyn Sigala, and husband, MARIO GUZMAN

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Property located at: 332 Dupont Avenue, Madison, Davidson County, Tennessee 37115, AND:

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. 37 and the easterly 10.5 feet of Lot No. 38, Block "B" on the Plan of Woodlawn Estates, of record in Book 843, page 82, Register's Office for Davidson County, Tennessee.

Said property, a corner property, fronts 72 feet on the southerly margin of Dupont Avenue and extends back 165.0 feet on the westerly line and 165.5 feet (165.75 feet more or less, by field measure) on the easterly line along the westerly margin of Bixler Avenue to a dead line in the rear, measuring 59.5 feet thereon.

Being the same property conveyed to Kenneth J. Huffine and wife, Betty F. Huffine by Warranty Deed dated June 24, 2005 from Robert F. Booher and wife, Carol Sue Booher, being recorded June 29, 2005, of record in Instrument Number 20050629-0074710, Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved (X) property known as **332 Dupont Avenue, Madison, TN 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. 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 14th day of June, 2006.

Kenneth J. Huffine
Kenneth J. Huffine

Betty F. Huffine
Betty F. Huffine

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Kenneth J. Huffine and wife, Betty F. Huffine** the bargainor(s) with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that **they** executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Old Hickory, Tennessee, this 14th day of June, 2006.

Notary Public

Commission Expires: _____

WILLIAM D. YATES
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires MAR. 21, 2009