WARRANTY DEED

File Number: 60077

Davidson County DEEDWARR
Recvd: 07/25/06 11:40 2 pgs
Fees:13.00 Taxes:207.20

20060725-0089405

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $300,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20TH DAY OF JULY, 2006.

NOTARY PUBLIC

MY COMMISSION EXPIRES: (AFFIX SEAL)

MY COMMISSION EXPIRES: March 22, 2008

THIS INSTRUMENT WAS PREPARED BY
Pinnacle Title & Escrow, LLC, 2109 Buena Vista Pike, Nashville, TN 37218

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Alan Huffman	Same as New Owner	81-16-691.00
(NAME)	(NAME)	
915 9th Ave North		
(ADDRESS)	(ADDRESS)	
Nashville TN 37208		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, Antonio Starks, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Alan Huffman and William R. Huffman M.D., as tenants in common, with right of survivorship, 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:

Land in Davidson County, Tennessee, being part of Lot No. 180 on the Plan of Judge John McNary's Mansion House Tract, as of record in Minute Book "D", Page 593, Chancery Court of Nashville, Tennessee, described as follows:

Beginning on the northerly margin of Jackson Street, 50 feet easterly from the easterly margin of 10th Avenue North; formerly Ballville Street; thence with the northerly margin of Jackson Street, easterly 34 feet to Mitchell's southwest corner; thence with Mitchell's westerly line northerly 129 feet, more or less, to the southerly margin of an alley, westerly line 34 feet to a point 50 feet easterly from the southerly margin of an alley, westerly 34 feet to a point 50 feet easterly from the easterly margin of 10th Avenue North; thence southerly 129 feet, more of less, to the beginning.

Being the same property conveyed to Antonio Starks by deed from Stella C. Saad and Leo Saad, both unmarried, dated June 20 1991, of record in Book 8350, Page 499, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 928 Jackson Street, Nashville, TN 37208

(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 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 my hand this 20th day of July, 2006.

Antonio Starks

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 Antonio Starks, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained

Witness my hand and official seal at Nashville, Tennessee this 20th day of July, 2006.

DWAYNE L. BELL, SR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Commission expires: MY COMMISSION EXPIRES: March 22, 2008

Notary Public