WARRANTY DEED

File Number: 60160

SHELIA BRIZENDINE NOTARY PUBLIC STATE OF TENNESSEE CHEATHAM COUNTY, TENN.

My Commission Expires JUNE 8, 2009

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $60,000.00

Elizabeth Gray
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16TH DAY OF AUGUST, 2006

Shelia Brizendine
Notary Public

MY COMMISSION EXPIRES: .
(AFFIX SEAL)

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
Charles Huddleston	Charles Huddleston	Map 41-Parcle 8.00
(NAME)	(NAME)	
4608 Ashland City Hwy (ADDRESS)	4608 Ashland City Hwy (ADDRESS)	
Nashville, TN 37218 (CITY) (STATE) (ZIP)	Nashville, TN 37218 (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, Melanie Melvin McGee, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Charles Huddleston, 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:

In the tenth, formerly the twenty second, Civil District, and being part of the southerly 25acres of Tract No. 5, as shown on the Map of the Division of the Heirs of Mary Kyle Dale, et al, as of record in Book 547, Page 67, Register's Office for said County, said part of Lot No. 5 being a part of tract No. 2, as shown on the Map of K. J. Morris Lands, as of record in Book 57, Page 49, said Register's Office, and described according to a survey made by Blanchard and Parrish, Engineers, as follows:

Tract No. 1: Beginning at a spike in the center of the Old Hickory Boulevard, said spike being South 63 degreees, 10 minutes East 771.5 feet, more or less, from the original West boundary line of said Tract No. 5, and said Tract No. 2 above referred to; thence leaving said Boulevard North 1 degree, 40 minutes, East 401 feet to a point 719 feet East of the Northwest corner of said 25 acre tract; thence with the original North line of said 25 acre Tract South 86 degrees .05 minutes East 201 feet to a point 58 feet west of the West boundary line of an 80 acre tract conveyed to Dillard Y. Dale, et al, of record in Book 424, page 588, said Register's Office; thence South 1 degree, 40 minutes West 468 feet to a spike in the center of Old Hickory Boulevard; thence with the center of Old Hickory Boulevard North 68 degrees, 10 minutes West 206 feet, more or less; to the point of beginning, containing two acres, more or less.

Being the same property conveyed to Melanie Melvin McGee by Last Will and Testament from Margaret Jackson Melvin, dated August 3, 1976, of record in Will Book 154, Page 502, Register's Office for Davidson County, Tennessee. Also see Affidavit of Heirship of record in Book 7172, Page 120, said Register's Office.

The legal description contained in herein is the same as the previous deed of record.

unimproved ☒

This is improved ☐ property, known as 0 Old Hickory Blvd, Nashville, TN
(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 16th day of August, 2006.

Melanie Melvin McGee
Melanie Melvin McGee

Davidson County DEEDWARR
Recvd: 08/23/06 14:25 2 pgs
Fees:13.00 Taxes:222.00

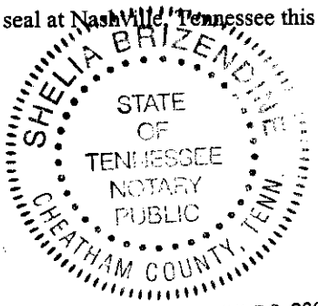
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STATE OF TENNESSEE COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Melanie Melvin McGee, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained

Witness my hand and official seal at Nashville, Tennessee this 16th day of August, 2006.

Commission expires:



My Commission Expires JUNE 8, 2009

Notary Public