WARRANTY DEED

File Number: 60144

SHELIA BRIZENDINE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires June 6, 2009

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $45,000.00

Elizabeth Gray
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24TH 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	Same as new owner	50-115.00
(NAME)	(NAME)	
4608 Ashland City Highway		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37218		
(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, Melvin W. Lightford, and wife Carolyn Lightford, 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:

A Tract of Land in the Second Civil District of Metropolitan Nashville-Davidson County, Tennessee, being more fully described according to a survey dated November 18, 1983, prepared by Ragan-Smith-Murphy & Associates, Inc. Job No. 83-054, as follows:

To Reach the beginning from an iron pin set in the southeasterly boundary line of a tract of land conveyed to J. D. Southerland by deed of record in Book 2702, Page 70, Register's Office for Davidson County, Tennessee, and also being the southwest corner of a tract of land conveyed to C. W. Cone and wife, by deed as of record in Book 1847, Page 522, said Register's Office. Proceed: N 10° 46' 51" E. 525.15 feet to an iron pin; the point of beginning; thence, N 10° 46' 51" E 600.70 feet to an iron pin; thence N 80° 42' 15" W 487.28 feet to an iron pin; thence N 33° 51' 47" W 41.10 feet to an iron pin; thence N 59° 22' 49" E 699.70 feet to a point in the center of a 50' private drive; thence, southeastwardly with the center of said drive and a 800.00 foot curve to the left 107.00 feet, said curve has a chord bearing and distance of S 41° 16' 49" E 106.92 feet; thence, S 45° 06'43" E 134.38 feet; thence with a 340.00 foot radius curve to the right 159.31 feet, said curve has a curve bearing and distance of S 31° 41' 19" E 157.86 feet; thence with a 2462.20 foot radius curve to the left 375.57 feet, said curve has a chord bearing and distance of S 22° 38' 11" E 375.20 feet; thence, S 27° 00' 18" E 4.01 feet; thence, leaving said drive S 56° 33' 36" W 725.75 feet to the point of beginning and containing 10.00 acres, more or less.

Being the same property conveyed to Melvin W. Lightford and wife, Carolyn Lightford, by deed from Kenny L. Burton and wife, Sherri J. Burton, dated October 21, 1986, of record in Book 7016, Page 256, Register's Office for Davidson County, Tennessee.

unimproved ☒

This is improved ☐ property, known as Trail Hollow Lane, Whites Creek, 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 our hands this 24th day of August, 2006.

Melvin W. Lightford

Carolyn Lightford

Davidson County DEEDWARR
Recvd: 09/01/06 09:23 2 pgs
Fees:13.00 Taxes:166.50

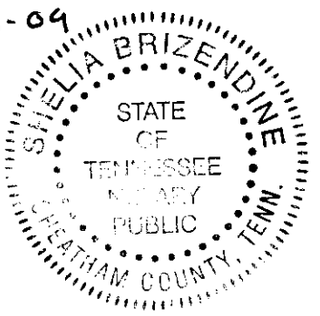
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STATE OF TENNESSEE COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Melvin W. Lightford and Carolyn Lightford, 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 24th day of August, 2006.

Commission expires: 6-8-09



My Commission Expires

Notary Public