Davidson County DEEDWARR
Recvd: 01/09/07 13:31 2 pgs
Fees:13.00 Taxes:333.00
20070109-0003826

THIS INSTRUMENT PREPARED BY:
Horizon Land Title, Inc.
3125 North Mt. Juliet Road
Mt. Juliet, TN 37122

ADDRESS NEW OWNER
Charles S. Huddleston
4608 Ashland City Highway
Nashville, TN 37218

MORTGAGEE
Prime Trust Bank
P.O. Box 210145, 7651 Hwy 70 South
Nashville, TN 37221

SEND TAX BILLS
OWNER

MAP-PARCEL:
MAP 069, PARCEL 032.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Oliver H. Abernathy, Jr., Executor of the Estate of Olive Imogene Hurt,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Charles S. Huddleston, a married man,** 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:

Being Lot No. 1 on the Ben E. Hurt Subdivision, as of record in Plat Book 6050, Page 547, Register's Office, Davidson County, Tennessee.

Being part of the same property conveyed to Ben E. Hurt and wife, Imogene Abernathy Hurt by deed from Lula Sanders Abernathy, Widow of Oliver H. Abernathy, Oliver H. Abernathy, Jr., Imogene Abernathy Hurt and Opal Abernathy Wilson, dated September 22, 1958 of record in Book 2858, Page 560 and also conveyed to Ben E. Hurt and wife, Imogene Hurt by deed from Opal Wilson, Lula Abernathy and O. H. Abernathy, Jr., dated July 19, 1971 and of record in Book 4563, Page 996, Register's Office, Wilson County, Tennessee.
The said Ben E. Hurt having predeased his wife, Imogene Abernathy Hurt and Imogene Abernathy Hurt now being deceased leaving said property to her heirs as shown under will in the seventh circuit court for Davidson County, Tennessee under Probate No. 06P-400. Said Will and Petition to Admit Will to Probate authorizes Oliver H. Abernathy, Jr., Executor to sell the above captioned property.
This is part of the same description as in previous deeds of record.
This conveyance is subject to all restrictions and easements of record, or which a visual inspection of the property would reveal, including; easements, covenants, all notes and conditions as shown on the plan of record in Plat Book 6050, Page 547, Register's Office, Davidson, County, Tennessee.

Property Taxes for the current year have been agreed to by the parties and will be paid for by the Grantee.

This is improved property known as: **3849 Abernathy Road, Nashville, TN 37218.**

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 4th day of January, 2007.

Oliver H. Abernathy, Jr., Executor

Oliver H. Abernathy, Jr.,
Executor of the Estate of Olive Imogene Hurt

STATE OF Tennessee
COUNTY OF Wilson

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Oliver H. Abernathy, Jr., Executor of the Estate of Olive Imogene Hurt, the bargainor(s) 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 4th day of January, 2007.

NOTARY PUBLIC

DEAN ROBINSON NOTARY PUBLIC AT LARGE WILSON CO. TENN.

My Commission Expires: 12-15-07

STATE OF Tennessee
COUNTY OF Wilson

The actual consideration or value, whichever is greater for this transfer is $90,000.00.

AFFIANT

Subscribed and sworn to before me this 4th day of January, 2007.

NOTARY PUBLIC

DEAN ROBINSON NOTARY PUBLIC AT LARGE WILSON CO. TENN.

My Commission Expires: 12-15-07