WARRANTY DEED

Davidson County DEEDWARR
Recvd: 02/09/07 15:20 2 pgs
Fees:13.00 Taxes:314.50

20070209-0017403

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER 85,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE _____ day of February, 2007.

Notary Public

MY COMMISSION EXPIRES: 11-22-10

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
DENISE E. COLE, ATTORNEY AT LAW
LOGOS TITLE & ESCROW, LLC
209 10th Ave. South, Suite 301A
NASHVILLE, TN 37203

ADDRESS OF NEW OWNER: AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Misha Harris	New Owner	MAP 70-9 PARCEL 22
(NAME)	(NAME)	
3308 Curtis Street		
(ADDRESS)	(ADDRESS)	
Nashville, TN, 37218		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HERINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I **Charles Huddleston, married** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Misha Harris,** HEREINAFTER CALLED THE GRANTEE(S), 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 Tract No. 3 of a survey made by Carroll, Connell & Morrison, Engineers, dated August 19, 1957, not of record, being part of Lots 20, 21 and 24 on the Plan of the H. L. Simkin's Division of the L. G. Curtis Lands, of record in Book 547, page 39, Register's Office for Davidson County, Tennessee.

Said property fronts 60 feet on the north side of Curtis Street and extends back between parallel lines, 200 feet to a dead line in the rear, on which it measures 60 feet.

Being the same property conveyed to Charles Huddleston by deed from Leonard Smith of record in Instrument No. 20060109-0002751, Register's Office for Davidson County, Tennessee, dated 1/3/06; and being the same property conveyed to Leonard Smith by Quitclaim Deed from Bettie Ann (Holt) Smith, of record in Book 6347, page 446, Register's Office for Davidson County, Tennessee, dated 6/24/84.

This is investment property not the principal residence of said Grantor nor any spouse of said grantor.

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.

This is improved property known as: 3308 Curtis Street, Nashville, TN 37218

Witness my/our hand(s) this 6 day of February, 2007.

Charles Huddleston, Seller

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 Charles Huddleston, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that he executed the within instrument for the purposes therein contained.

Witness my hand and Official Seal this 6 **day of February, 2007.**

Notary Public

NOTARY PUBLIC AT LARGE
MAXINE J. RUCKER
DAVIDSON COUNTY, TENNESSEE

My Commission Expires: My Commission Expires March 22, 2008

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