WARRANTY DEED

Davidson County DEEDWARR
Recvd: 04/25/07 10:43 2 pgs
Fees:13.00 Taxes:297.21
20070425-0049262



STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, $80,326.62.

Affiant

Subscribed and sworn to before me this 23 day of April, 2007.

Notary Public
My Commission expires: 9-22-07
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Steve Huffman	SAME	083-02-0-193.00
1542 Douglas Avenue		
Nashville, Tn 37206	,	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Viola Dixon**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Steve Huffman and Suzette Graham, husband and wife**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 100 on the plan of Dr. E.T. Brown's Subdivision of Lots Nos. 21 to 26, inclusive of Brownsville, , of record in Book 332, page 91, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Said Lot No. 100 fronts 50 feet on the southerly side of Douglas Avenue and runs back between parallel lines 162 feet, more or less to an alley.

Being the same property conveyed to Viola Dixon by deed from Viggie Henderson, Magdalene Talley, Charles H. Dixon, Jr. and Brenda Elam* of record in Instrument Number 20070425-0049211, Register's Office for Davidson County, Tennessee.

*and John Dixon

The property is subject to the following:

- Taxes and assessments for the year 2007 in the estimated amount of $1,235.83 and subsequent years, plus any penalties and interest which may accrue for Map & Parcel 083-02-0-193.00.
- Subject to all matters as shown on the Plan of record in Book 332, page 91, Register's Office for Davidson County, Tennessee.

This is improved property known as: **1542 Douglas Avenue, Nashville, TN 37206**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 April 23, 2007.

Viola Dixon
Viola Dixon

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Viola Dixon** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this April 23, 2007

My commission expires 9-22-07

Notary Public

