THIS INSTRUMENT PREPARED BY:
Natchez Title & Escrow, LLC
717 Old Hickory Boulevard
Brentwood, TN 37027

SEND TAX BILLS TO:
Successful Survivors
1213 Jackson Street
Nashville, TN 37208

MAP PARCEL NUMBERS
71.05-0-78.00

Davidson County DEEDWARR
Recvd: 05/23/07 16:14 2 pgs
Fees:13.00 Taxes:123.95
20070523-0061670

WARRANTY DEED

THIS INDENTURE, made and entered into this **17th** day of **May, 2007**, by and between **Charles Huddleston, married**, party of the first part, and **Successful Survivors, Inc.**, party of the second part,

WITNESSETH: That for and in consideration of **$33,500.00** cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in Nashville County of Davidson, State of Tennessee:

Land in Nashville, Davidson County, Tennessee, being the southwest part of Lot No. 10 on the plan of Brooklyn, being that part of said lot marked "Cozzen's Lot" on the Plan of Map of E.T. Browns Subdivison of parts of lots nos. 9 and 10 of the Brooklyn Plan, as of Instrument #20011220-0140762, Register's Office for said County, described according to a map thereof made July 24, 1909, by Boone Denton, as follows:

Beginning on the easterly margin of Whites Creek Pike, at the southwest corner of said lot; thence with the easterly margin of said pike, northerly 130 feet to a cedar, the corner of lot no. 40 on said Brown's plan; thence with the line of said Lot No. 40, 128 feet to the southerly line of said original Lot No. 10; thence with said line, westerly 111 feet to the beginning.

BEING the same property conveyed to Charles Huddleston by deed from Arthur O. Cunningham, Felecia D. Cunningham, Darrington L. Cunningham and Doyle P. Cunningham, Heirs at Law of Marian A. George and Cheryl Thompson, of record in Book/Instrument No. 20060518-0058579 Register's Office, Davidson County, Tennessee, dated 5/5/06 and recorded 5/18/06.

The above referenced property is and has never been the primary residence of the Grantor or his spouse.

The above referenced property is also known as 1913 Baptist World Center Drive, Nashville, TN 37207.

THIS CONVEYANCE IS SUBJECT TO taxes for the current year which have been prorated and assumed by the Grantee(s); (all particular exceptions from commitment go here regarding plat of record, restrictions, easements, right of ways, charter, by laws, master deed, etc.); any and all zoning regulations, setback lines, building restrictions, easements, charters, by-laws, master deeds, right of ways, etc. all of record in the Register's Office for said County, Tennessee.

The above legal description is identical to the one in the previous deed of record.

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 said party of the second part, his heirs, successors and assigns in fee simple forever.

And the said party of the first part does hereby covenant with the said party of the second part 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.
The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the said party of the first part the day and year first above written.

Charles Huddleston

STATE OF TENNESSEE, COUNTY OF Davidson

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

WITNESS my hand and Notarial Seal at office this 17th day of May, **2007.**

My commission expires 2/27/10

Notary Public

CHRISTY D. LANDRUM STATE OF TENNESSEE NOTARY PUBLIC MAURY COUNTY

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is, **$33,500.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 17th day of May, **2007.**

Notary Public

My commission expires: 2/27/10

PROPERTY ADDRESS:
1913 Baptist World Center Drive
Nashville, TN 37207

Name and address of new owner:
Successful Survivors
1213 Jackson Street
Nashville, TN 37208

CHRISTY D. LANDRUM STATE OF TENNESSEE NOTARY PUBLIC MAURY COUNTY