Davidson County DEEDWARR
Recvd: 07/23/07 15:05 2 pgs
Fees:13.00 Taxes:366.30
20070723-0087371

Return to:

Prepared by:
Realty Title & Escrow Company, Inc.
5111 Maryland Way, Suite 101
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $99,000.00

B Curry
Affiant

MATTHEW CRAWFORD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

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

Matthew Crawford
Notary Public
My commission expires: 11-22-2010

02-0707-45592

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Alan Bradley	Suntrust Mortgage Inc.	044-15-0 118.00
903 Debow Street	201 Fourth Ave N/7th Floor	
Old Hickory TN 37138	Nashville, TN 37219	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Michael W. Huffines and wife, Reba H. Huffines**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Alan Bradley an unmarried man,** hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

TRACT I:
Land in Davidson County, Tennessee, being a part of Lot No. 26-14, on the Plan of Section "D", Village of Old Hickory, of record in Book 1835, Page 52, to which plan reference is hereby made for a more complete description, Register's Office for said County; being the easterly 66.0 feet of Lot No. 26-14.

For informational purposes only: prior deed references subject property to contain 0.09 acres.

TRACT II:
Land in Davidson County, Tennessee, being Lot No. 26, on the Plan of Section "D", Village of Old Hickory, of record in Book 1424, Page 65, Register's Office for said County, to which plan reference is hereby made for a more complete description.

For informational purposes only: prior deed references subject property to contain 0.10 acres.

Being the same property conveyed to Michael W. Huffines and wife, Reba H. Huffines by deed from Thomas E. Mangrum and James R. Mangrum, unmarried, dated June 29, 1998, recorded August 21, 1998, of record in Book 11076, Page 960, re-recorded in Instrument No. 20020108-0002588, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 903 Debow Street, Old Hickory, TN 37138

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 my hand this 17th day of July, 2007.

Michael W. Huffines

Reba H. Huffines

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Michael W. Huffines and Reba H. Huffines, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Brentwood, TN, this 17th day of July, 2007.

State of Tennessee at Large

My Commission expires

1/23/10

J. ANDREW WILEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON