WARRANTY DEED

Davidson County DEEDWARR
Recvd: 09/11/07 15:07 3 pgs
Fees:18.00 Taxes:114.70
20070911-0109078

HAL E. WILSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS.
$31,000.00.

Affiant

Subscribed and sworn to before me this 7th day of September, 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:
The 898 Idlewild Dr. Trust [redacted]		052-06-0-008.00
P.O. Box 791	SAME	
Joelton, TN 37081	,	

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, **Charles J. Huffines** [redacted] hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **The 898 Idlewild Drive Trust, First Jordan, LLC as Trustee**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being the southerly 80 feet of Lot No. 4 on the plan of the Subdivision of a part of the H.B. Chadwell Tract , of record in Book 421, page 61, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Said part of Lot No. 4 fronts 80 feet on the easterly side of Idlewild Avenue and extends back between parallel lines from the center of said Avenue, the southerly line being the center of Martha Love Street, 200 feet to the westerly line of Lot No. 5.

Being the same property conveyed to Charles J. Huffines and wife, Shirley A. Huffines, by deed from John D. Cope, Jr. and wife, Treva M. Cope, on August 12, 1971, of record in Book 4528, page 971, Register's Office for Davidson County, Tennessee. The said Shirley A. Huffines having died leaving said property to Charles J. Huffines by right of survivorship.

The property is subject to the following:

- Subject to all matters as shown on the Plan of record in Book 421, page 61, Register's Office Davidson County, Tennessee.

This is improved property known as: **898 Idlewild Drive, Madison, TN 37115**

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 September 7, 2007.

Charles J. Huffines
Charles J. Huffines

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 J. Huffines** 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 Official Seal at office this September 7, 2007

My commission expires 9-22-07

Notary Public

HAL E. WILSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

I, Hal E. Wilson, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TN
County of Davidson

Personally appeared before me, Daphne M. Davis, a notary public for this county and state, Hal E. Wilson, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Daphne M Davis
Notary's Signature

My commission expires: 11-14-2009

(Seal)

DAPHNE M. DAVIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

DAPHNE M. DAVIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY