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This Instrument Prepared by Jane Dougherty
Two Devon Square 744 W. Lancaster Ave.
Wayne, PA 19087-2594

STFM-16709

Davidson County DEEDWARR
Recvd: 12/03/07 11:10 3 pgs
Fees:18.00 Taxes:584.60
20071203-0139696

# WARRANTY DEED

**THIS INDENTURE,** made this 30th day of November A.D., 20 07, between **Eleanore F. Walker, Joseph T. Hartman, and Terrell R. Johnson, Trustees under the Declaration of Trust dated May 1, 2003** of the City of , State of , First Parties, and

Phillip M. Huddleston, II, A Single Man
of the City of , State of , Second Parties

**WITNESSETH;** that said First Parties, for and in consideration of the sum of Ten Dollars ($ 10.00 ) and other good and valuable consideration to us in hand paid by Second Parties, the receipt of which is hereby acknowledged, have granted, bargained, sold and conveyed, and do hereby grant, bargain, sell and convey unto the said Second Parties the following described premises, to wit:

Land in Davidson County, Tennessee, being Lot No. 250, First Revision of Asheford Crossing, Section Two, a Planned Unit Development, of record in Plat Book 9700, Page 171, said Register's Office, to which plat reference is hereby made for a more complete legal description.

** BEING the same premises which Kevin Perry and Erika Perry, his wife, by Deed dated July 7, 2007 and recorded in DAVIDSON County, Tennessee in Deed Book Volume # Page granted and conveyed unto Land America One Stop, Inc. Trust, dated May 1, 2003, in fee.

Notwithstanding anything to the contrary contained herein, Grantor covenants to defend title on the Grantees against all claims arising by, through, or under Grantor, and no others.

And by Authority set forth under Declaration of Trust dated May 1, 2003, any one Trustee thereunder may act for all the Trustees.

** Being the same property conveyed to Eleanore F. Walker, Joseph T. Hartman, and Terrell R. Johnson, Trustees under the Declaration of Trust dated May 1, 2003, Register's Office for Davidson County, Tennessee
*of record in Instrument No. 20070927-0115474

with the hereditaments and appurtenances thereto appertaining, hereby releasing all claims to homestead and dower therein. TO HAVE AND TO HOLD THE said premises to the said Second Parties, their heirs and assigns forever.

And said First Parties, for themselves and for their successors, executors and administrators do hereby covenant with said Parties, their heirs, and assigns, that they are lawfully seized in fee simple of the premises above conveyed and have full power, authority and right to convey the same, and that said premises are free from allencumbrances except

and that they will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

Whenever in this instrument a pronoun is used it shall be construed to represent either **singular or plural,** as the case may demand.

IN WITNESS WHEREOF the said First Parties hereunder set their hands and seals the day and year first above written.

_____(L.S.)

_____(L.S.) Joseph T. Hartman (L.S.)
Trustee under Declaration
of Trust dated May 1, 2003

**STATE OF PENNSYLVANIA** }
**COUNTY OF ~~Chester~~ Montgomery** }:ss

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State Joseph T Hartman, **Trustees under Declaration of Trust dated May 1, 2003**, the within named bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, in Montgomery County, this 30th day of November 2007

Notary Public

My Commission expires _____

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Harry A. Schmitt, Notary Public
City of Wayne, Montgomery County
My commission expires February 23, 2011

THE NAME AND ADDRESS OF A PROPERTY OWNER
OWNER PHILLIP M. HUDDLESTON, II A SINGLE MAN
ADDRESS
304 CLARK HILL CROSSING, ANTIOCH, TN 37013

PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF TAXES:
Greenbank
ADDRESS 130 Concord Road, Knoxville, TN 37934

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is $ 158,000.00 . Affiant

Subscribed and sworn to before me this 30th day of NOVEMBER 20 07 .

Notary Public

ROGER SPROCHI
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

I, Lori Holloway, 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.

Lori Holloway

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Roger Sprochi, a notary public for this county and state, ( Lori Holloway ) who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

MY COMMISSION EXPIRES: 11-7-11

Notary's Seal (If on paper)

