WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $180,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29TH DAY OF FEBRUARY, 2008.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

BOX 10-A

RETURN TO:
PREMILR ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

JOHN GREGORY HARTMAN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN. Exp. 8/21/09

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
William D. Huddleston	Franklin American Mortgage Co.	Map 147-9
(NAME)	(NAME)	
5009 Danby Drive	501 Corporate Center, Ste 400	Parcel 98
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Franklin, TN 37067	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **EMILY C. GRIFFIN, A WIDOW**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **WILLIAM D. HUDDLESTON AND WIFE, HOLLY HUDDLESTON,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 184 on the Plan of Caldwell Country Estates, Section 1, of record in Plat Book 2663, pages 68-69, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Luther L. Griffin and wife, Emily C. Griffin by deed dated January 30, 1967, from William O. Anderson and wife, Mildred G. Anderson, of record in Book 4102, page 233, said Register's Office. Luther L. Griffin has since died vesting title solely in Emily C. Griffin as the surviving tenant by the entirety.

This conveyance is subject to (a) 2008 real property taxes and (b) all matters appearing on the plan of record in Book 2663, pages 68-69, said Register's Office.

James Brownlee is executing this deed on behalf of Emily C. Griffin pursuant to Power of Attorney of record in Instrument #20080226-0018800, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 5009 Danby Drive, Nashville, Tennessee 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized 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; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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.

Davidson County DEEDWARR
Recvd: 02/29/08 15:30 2 pgs
Fees:13.00 Taxes:666.00
20080229-0020353

Witness my hand this 29th day of February, 2008.

Emily C. Griffin by James Brownlee

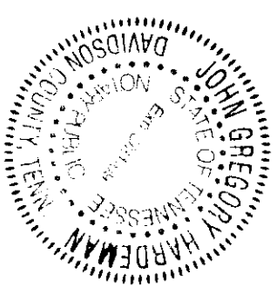
Emily C. Griffin
By James Brownlee, Her Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 29th day of February, 2008, before me personally appeared James Brownlee, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Emily C. Griffin, and who acknowledged that he executed the same as the free act and deed of Emily C. Griffin.

Witness my hand and official seal at Nashville, Tennessee this 29th day of February, 2008.

Commission expires:



Notary Public