CLG# 20080207/

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 04/14/08 16:01 2 pgs
Fees:13.00 Taxes:1942.50
20080414-0037835

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, $525,000.00.

Affiant

Subscribed and sworn to before me this 21st day of March, 2008.

Notary Public
My Commission expires: 1/24/09
(Affix Seal)

AMANDA VAUGHN — State of Tennessee Notary Public — DAVIDSON COUNTY

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:
Curtis D. Bucy	Renasant Bank	083-05-0-379.00
1421 Eastland Avenue	2200 Abbott Martin Rd, Ste. 103	
Nashville, TN 37206	Nashville, TN 37215	

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, **R. Brian Huffine**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm **Clayton E. Klutts, an unmarried man, and Curtis D. Bucy, an unmarried man, as joint tenants with rights of survivorship,** their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

* unmarried

Being the easterly 75 feet of the westerly 165.7 feet of the southerly 250 feet of Block No. 2 on the map of T.P. Weakley's Subdivision, as appears pf record in Book 161, page 105, Register's Office for Davidson County, Tennessee. Said property is more particularly described as follows:

Beginning on the northerly margin of Eastland Avenue formerly Vaughn Pike, at a point 90.7 feet easterly from the southwesterly corner of said Block No. 2; thence northerly 250 feet to the southerly margin of an alley; thence with the southerly margin of said alley eastwardly 75 feet; thence southerly 250 feet to ap oint in the northerly margin of said Eastland Avenue; thence westwardly witht he northerly margin of Eastland Avenue 75 feet to the beginning.

Being the same property conveyed to R. Brian Huffine, from John R. Lyle and wife, Virginia R. Lyle, by deed on April 27, 2006, of record in Instrument Number 20060427-0048479, Register's Office for Davidson County, Tennessee.

The property is subject to the following:

- Subject to all matters as shown on the Plan of record in Book 161, page 105, Register's Office Davidson County, Tennessee.

This is improved property known as: **1421 Eastland Avenue, Nashville, TN 37206**

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 March 20, 2008.

R. Brian Huffine

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **R. Brian Huffine** 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 March 20, 2008

My commission expires 6/23/11

Notary Public

