THIS INSTRUMENT PREPARED BY:
Horizon Land Title, Inc.
1000 Pleasant Grove Place, Ste. 100
Mt. Juliet, TN 37122

Davidson County DEEDWARR
Recvd: 05/13/08 08:58 2 pgs
Fees:13.00 Taxes:499.50
20080513-0049077

ADDRESS NEW OWNER
James D. Huggins
1103 Lost Cove Court
Mt. Juliet, TN 37122

MORTGAGEE
Marty Penix
3650 North Mt. Juliet Road
Mt. Juliet, TN 37122

SEND TAX BILLS
OWNER

MAP-PARCEL:
MAP150-14-0-A
PARCEL 113.00CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **Ronald Keith Allen, an unmarried man,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **James D. Huggins, a married man,** 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:

Being Lot No. 730 on the Final Plat of Calumet, Phase Seven, as of record in Plat Book 9700, Page 628, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Ronald Keith Allen, an unmarried man by deed from William J. Lloyd, dated April 25, 2003 and of record in Instrument No. 20030502-0059083, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all restrictions and easements of record, or which a visual inspection of the property would reveal, including restrictive covenants of record in Book 10843, Page 873; easements, notes, covenants and conditions as shown on the plan of record in Plat Book 9700, Page 628, Register's Office for Davidson County, Tennessee.

This is the same description as in previous deed of record.

Property Taxes for the current year have been agreed to by the parties and will be paid for by the Grantee.

This is improved property known as: **4141 Pleasant Colony Drive, Antioch, TN 37013.**

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.

Witness our hands this 30th day of April, 2008.

Ronald Keith Allen

Ronald Keith Allen

STATE OF Tennessee
COUNTY OF Wilson

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Ronald Keith Allen, an unmarried man, the bargainor(s) with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 30th day of April, 2008.

NOTARY PUBLIC

DEAN ROBINSON STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

My Commission Expires: 1-2-12

STATE OF Tennessee
COUNTY OF Wilson

The actual consideration or value, whichever is greater for this transfer is $135,000.00.

James D. Hogan
AFFIANT

Subscribed and sworn to before me this 30th day of April, 2008.

NOTARY PUBLIC

DEAN ROBINSON STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

My Commission Expires: 1-2-12