Davidson County DEEDWARR
Recvd: 06/04/08 14:04 2 pgs
Fees:13.00 Taxes:224.31

20080604-0057290

WARRANTY DEED

B-RA-08-910

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $60,625.00

Affiant

Subscribed and sworn to before me, this 22nd DAY OF May, 2008.

Notary Public

MY COMMISSION EXPIRES: 7-24-10
(AFFIX SEAL)

JOHN GLEAVES NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Alan Huffman	Alan Huffman	
918 B Jackson Street (ADDRESS)	918 B Jackson Street (NAME) (ADDRESS)	
Nashville, TN 37208 (CITY) (STATE) (ZIP)	Nashville, TN 37208 (CITY) (STATE) (ZIP)	82-13-44.00

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we GERALD C. HOUSTON, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto ALAN HUFFMAN, UNMARRIED, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING PART OF LOT 183 IN JUDGE MCNARY'S MANSION HOUSE TRACT, A PLAN OF WHICH IS OF RECORD IN THE FRONT FLY LEAF OF BOOK 9, REGISTER'S OFFICE FOR DAVIDSON COUNTY, AND DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE NORTHERLY MARGIN OF JACKSON STREET 190 1/2 FEET WEST OF THE NORTHWEST CORNER OF MCLEMORE AND JACKSON STREETS, THENCE RUNNING WEST ALONG THE NORTHERLY MARGIN OF JACKSON STREET 32 FEET TO A POINT; THENCE NORTHERLY 129 FEET TO AN ALLEY; THENCE EASTERLY WITH THE SOUTH MARGIN OF SAID ALLEY, 32 FEET; THENCE SOUTH 129 FEET TO JACKSON STREET, THE POINT OF BEGINNING.

BEING THE SAME PROPERTY CONVEYED BY QUITCLAIM DEED FROM EDDIE SANFORD, UNMARRIED TO GERALD C. HOUSTON AS RECORDED ON THE 16TH DAY OF MAY, 2000 IN INSTRUMENT NO. 20000516-0049365; INSTALLMENT DEED FROM RUFUS E. HUGHES, A WIDOWER TO EDDIE SANFORD AND WIFE, CAROLYN SANFORD AS RECORDED ON THE 26TH DAY OF SEPTEMBER, 1979 IN BOOK 5505, PAGE 1304 AND CONVEYED TO EDDIE SANFORD BY PARTITION FINAL JUDGMENT AS RECORDED ON THE 22ND DAY OF SEPTEMBER, 1999 IN BOOK 11671, PAGE 366, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO A) PROPERTY TAXES, WHICH HAVE BEEN PRORATED AND ASSUMED BY THE GRANTEE (S) HEREIN; B) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD AND/OR NOT STATED HEREIN.

unimproved (X)

This is improved ( ) property, known as 910 1/2 Jackson Street, Nashville, Tennessee 37208
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 my/our hand(s) this 22nd day of May, 2008.

Gerald C. Houston

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Gerald C. Houston, the within named bargainor, 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 the 22nd day of May, 2008.

Notary Public

My Commission Expires: 5/22/10

(SEAL)

LAURA MITCHELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 22, 2010

RETURN TO:
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212
Phone: (615)383-2903