Davidson County DEEDWARR
Recvd: 07/11/08 14:45 2 pgs
Fees:13.00 Taxes:1054.50

20080711-0071546

Prepared by:
Realty Title & Escrow Company, Inc.
1118 Nashville Highway, Suite 200
Columbia, TN 38401

Record & Return to:
First Title and Escrow Company, Inc.
File No. 08-FTEC-27816

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $285,000.00

Affiant

Subscribed and sworn to before me, this 7th day of July, 2008.

Notary Public
My commission expires: 11-14-09

Bill Garrett
Davidson County Register of Deeds

10-0806-101286

Address of New Owner:	Send Tax Bills to:	Tax Information
John E. Huff 1918 20th Ave. S. Nashville TN 37212	New Owner	104-12-0 134.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Margaret L. Reynolds Prince and husband Paul Prince,** hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **John E. Huff and wife, Deborah L. Huff,** hereinafter called the Grantees, their successors 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 the northerly 20 feet of Lot No. 61 and the southerly 40 feet of Lot No. 62, on the Plan of Christopher & Kirkman's Belmont Park Addition to Nashville, of record in Plat Book 57, Page 158, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Said parts of Lots Nos. 61 and 62 front together 60 feet on the east side of 20th Avenue, South, formerly Courtney Avenue, and run back between parallel lines 159 feet to an alley.

Being the same property conveyed to Margaret L. Reynolds* by deed from Sabilla H. Prenzel and Dolly Jane Prenzel-Feeney, dated April 9, 1992, recorded April 14, 1992, of record in Book 8601, Page 443, Register's Office for Davidson County, Tennessee. Margaret L. Reynolds has since married and is now known as Margaret L. Reynolds Prince. *unmarried

Paul Prince, spouse of Margaret L. Reynolds Prince, joins herein to convey his marital interest, if any, in said property.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as **1918 20th Ave. S., Nashville, TN 37212**

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 my hand this 7th day of July, 2008.

Margaret L. Reynolds Prince

Margaret L. Reynolds Prince

Paul Prince

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Margaret L. Reynolds Prince and Paul Prince, husband and wife, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Nashville, TN, this 7th day of July, 2008.

Notary Public
State of Tennessee at Large

JAI KEHEW
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission expires: 09/16/09