THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **3817 Bedford Avenue** **Suite 140** **Nashville, Tennessee 37215** **CRT File No. 08060516** Davidson County DEEDWARR Recvd: 07/17/08 13:28 2 pgs Fees:13.00 Taxes:621.60 20080717-0073486	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $168,000.00. Affiant Subscribed and sworn to before me, this 16th day of July, 2008. Notary Public My Commission Expires: 11/22/08 STACEY DENSON PALMER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires NOV. 22, 2008

WARRANTY DEED

Address New Owner: Nick Allen Plummer 3237 1/2 Lakshore Drive Old Hickory TN 37138	Send Tax Bills To: FAMC 501 Corporate Centre Drive Ste 400 Franklin TN 37067	Tax Information: Tax Parcel ID No. 054-13-36.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Mary Sue Huffine Unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Nick Allen Plummer Unmarried**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO WIT: BEING A PART OF LOT NO. 15 OF SECTION 1, LIFE AND CASUALTY INSURANCE COMPANY'S SUBDIVISION AT OLD HICKORY, AS OF RECORD IN BOOK 843, PAGE 56, REGISTER'S OFFICE FOR SAID COUNTY, AND DESCRIBED AS FOLLOWS: BEGINNING AT A POINT IN THE CENTER LINE OF PITTS AVENUE AT THE NORTHWEST CORNER OF THE PROPERTY CONVEYED TO SCALS BY DEED OF RECORD IN BOOK 998, PAGE 178, SAID REGISTER'S OFFICE, THENCE ALONG SEALS' WESTERLY LINE, SOUTH 41° 50' EAST 200 FEET TO HIS MOST SOUTHERLY CORNER; THENCE ALONG THE WESTERLY LINE OF THE PROPERTY CONVEYED TO SEALS BY DEED OF RECORD IN BOOK 1044, PAGE 383, SOUTHEASTERLY 457.1 FEET TO A POINT IN THE SOUTH LINE OF LOT 15, WHICH IS 72 FEET WEST OF THE CORNER OF LOTS 14 AND 15; THENCE ALONG THE SOUTH LINE OF LOT 15 NORTH 82° 08' WEST 74.9 FEET TO THE SOUTHEASTERLY CORNER OF THE PROPERTY CONVEYED TO A. HUFFINE BY DEED OF RECORD IN BOOK 1628, PAGE 607, SAID REG
ISTER'S OFFICE; THENCE WITH HUFFINE'S EASTERLY LINE, NORTH 46° 37' WEST 435.5 FEET TO A POINT, AND CONTINUING ALONG HIS EASTERLY LINE, NORTH 41° 50' WEST 200 FEET TO THE CENTER LINE OF PITTS AVENUE; THENCE ALONG THE CENTER LINE OF SAID AVENUE, NORTH 67° 25' EAST 60 FEET TO THE BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO ATHEL HUFFINE AND WIFE, MARY SUE HUFFINE BY WARRANTY DEED FROM GRAHAM SNOW AND WIFE, THEDA F. SNOW, RECORDED ON THE 8TH DAY OF AUGUST, 1951 IN BOOK 2018, PAGE 555, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

This is improved property located at 3237 1/2 Lakshore Drive Old Hickory TN 37138

Athel Huffine predeceased Mary Sue Huffine on August 31, 1998.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant

and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this .

Mary Sue Huffine By Her Attorney-In-Fact David Bennett

Mary Sue Huffine by her attorney in fact,
David Bennett

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **David Bennett,** with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the **Attorney-in-fact for Mary Sue Huffine,** of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand, at office, this 16 th day of July, 2008.

Notary Public

My Commission Expires: My Commission Expires April 17, 2010

JAMES ALEXANDER STATE OF TENNESSEE NOTARY PUBLIC SHELBY COUNTY

When recorded, return to:
CLG Title & Escrow Services, LLC
1222 16th Avenue S., Suite 10
Nashville, TN 37212