PREPARED BY & RETURN TO:

CALVARY TITLE OF WILSON COUNTY, LLC
1008 MEB CT.
MT. JULIET, TN 37122

Davidson County DEEDWARR
Recvd: 08/18/08 12:45 2 pgs
Fees:13.00 Taxes:429.20
20080818-0084591

WARRANTY DEED

FOR AND IN CONSIDERATION the sum of ONE DOLLAR, cash in hand paid, the receipt of which is hereby acknowledged, the undersigned, Alice Faye Huffines unmarried has this day bargained and sold and does hereby transfer and convey unto Robert G. Azzarito and James W. Martin, their heirs and assigns, forever, that certain parcel of real estate located in Davidson County, the state of Tennessee, and being described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 284, Section C-1 and part of Section C, Village of Old Hickory, of record in Book 1424, page 130, Register's Office for said County, described as follows:

Beginning on the west side of Elliston Street, at the corner of Lot Nos. 243 and 284; thence with the line between said lots westerly 61.1 feet to the east line of Lot No. 285; thence with the line between Lot Nos. 284 and 285; southerly 80 feet to the northeasterly line of the Tennessee Central Railroad right-of-way's property; thence with the said right-of-way southeasterly 39.3 feet; thence northeasterly 49.1 feet to the westerly margin of Elliston Street; thence with said street northerly 70.9 feet to the beginning.

Being the same property conveyed to Harry D. Huffines and wife, Alice Faye Huffines, by Deed from Edgar D. Akin, Sr., and wife, Phyllis Raines Akin, dated December 5, 1997, and of record in Book 10711, Page 420, Register's Office for Davidson County, Tennessee. The said Harry D. Huffines having since died vesting ownership of property to Alice Faye Huffines.

This is improved property known as 1512-1514 Elliston Street, Old Hickory, TN 37138

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Robert G. Azzarito and James W. Martin, their heirs and assigns, forever.

The undersigned covenants with the said Grantees that it is lawfully seized and possessed of said parcel of real estate and that it has a good right to convey the same and that it is unencumbered, except as otherwise herein set out, and except for the lien of the current years taxes.

The undersigned further covenants and binds itself, its successors and assigns, to forever warrant and defend the title to said real estate to the Grantees, their heirs and assigns, against the lawful claims of all person, whomsoever.

WITNESS OUR HANDS THIS THE 6th day of August, 2008.

Alice Faye Huffines

STATE OF TENNESSEE
COUNTY OF WILSON

Before me, the undersigned, a Notary Public in and for the state and county mentioned, personally appeared Alice Faye Huffines unmarried with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself/herself to be the within named bargainor(s), executed the foregoing instrument for the purposes therein contained.

Witness my hand this 6th day of August, 2008.

Tammy Brown
NOTARY PUBLIC
MY COMMISSION EXPIRES 1/22/2010

TAMMY BROWN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $116,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Kristi Howell
Affiant

Subscribed and sworn to before me this 6th day of August, 2008.

Tammy Brown
NOTARY PUBLIC

My Commission Expires: 1/22/2010

TAMMY BROWN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Map & Parcel No.: 53-3-299

Name and address of new owner:
Robert G. Azzarito
2720 Francis Ct.
Fredericksburg, VA 22408

Send Tax Bills to
SunTrust Mortgage, Inc.
P O Box 57028
Irvine, CA 92619-7028