RECORD AND RETURN TO:
VICTORY TITLE & ESCROW, LLC
695 PRESIDENT PL., STE. 203
SMYRNA, TN 37167
VT-080800413

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 09/08/08 09:17 2 pgs
Fees:13.00 Taxes:434.75

20080908-0091491

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$117,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, this the
28th day of August, 2008

Notary Public

MY COMMISSION EXPIRES: 3-16-09

THIS INSTRUMENT WAS PREPARED BY
VICTORY TITLE & ESCROW, LLC, 695 PRESIDENT PL., STE. 203, SMYRNA, TN 37167

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Timothy J. Borden **804 Oakwood Terrace Drive** **Antioch, TN 37013**	New owner	**148-08-0-062.00**

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Johnny F. Huffman, II, married

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Timothy J. Borden and wife, Jacqueline N. Borden

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. 38 on the Plan of Oakwood Terrace, Section One, of record in Book 4460, page 55, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Johnny F. Huffman, II, by Quitclaim Deed from Capital Journey, LLC, a Tennessee limited liability company, dated 5-15-08 and recorded 5-15-08 in Instrument No. 20080515-0049973, also being the same property conveyed to Capital Journey, LLC by Trustee's Deed from Aaron Squyres, Successor Trustee and Billy Glass, as Co-Trustee, dated 05-07-08 and recorded 05-15-08 in Instrument No. 20080515-0049972, also being the same property conveyed to Aaron L. Squyres, Successor Trustee and Billy Glass, as Co-Trustee by Appointment of Successor Trustee from Transcontinental Title, Trustee for FSB Funding, Inc., dated 09-10-07 and recorded 09-17-07 in Instrument No. 20070917-0110696, also being the same property conveyed to Transcontinental Title, Trustee for FSB Funding, Inc by Deed of Trust from Ronald G. McCord a/k/a Ronald McCord and Martha L. McCord, dated 09-28-00 and recorded 10-11-00 in Instrument No. 200010110101021, also being the same property conveyed to Ronald G. McCord and wife, Martha L. McCord, dated 06-30-86 and recorded 07-09-86 in Book 6911, page 781, Register's Office for Davidson County, Tennessee.

Said real estate is neither the principal residence of the Grantor, his spouse, or any dependent heirs. This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 260-2-307 or other similar statute.

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.

Unimproved ( )

This is improved (X) property known as **804 Oakwood Terrace 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 28th day of August, 2008.

Johnny F. Huffman, II

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Johnny F. Huffman, II 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 at Smyrna, Tennessee, this 28th day of August, 2008.

Commission Expires: 1-20-09

Veronica E. Victory
Notary Public

VERONICA E. VICTORY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

MY COMMISSION EXPIRES:
JANUARY 20, 2009