BOX 13
15000

This document prepared by (and after recording return to):	
Name:	**William Davis, Attorney, P.C.**
Address:	**219 Ward Circle, Ste 5**
City, State, Zip:	**Brentwood, TN, 37027**
Phone:	**615-369-0039**

BILL GARRETT, Davidson County
Trans:T20090025196 DEEDWARR
Recvd: 04/16/09 12:47 3 pgs
Fees:18.00 Taxes:765.90
20090416-0034592

--------Above This Line Reserved For Official Use Only----------

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF TEN DOLLARS ($10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Brian Engelhardt and Kimberly G. Engelhardt, husband and wife,** hereinafter referred to as "Grantors", have this day bargained and sold, and by these present do hereby transfer and convey unto **Joel A. Huff and wife, Ginger L. Huff** hereinafter "Grantee", the following lands and property, together with all improvements located thereon, lying in the County of Davidson, State of Tennessee, to-wit:

Being Lot 38, on the Plan of Section Four, Lexington Point, of record in Instrument No. 20020116-0006343, 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 Brian Engelhardt and Kimberly G. Engelhardt, Husband and Wife by Warranty Deed from NVR, INC., A Virginia Corporation T/A Fox Ridge Homes dated 06/25/2008 of record in Instrument No. 20030709-0094548, Register's Office for Davidson County, Tennessee.

MAP AND PARCEL: 126-15B-310CO

This property is known as: **8109 Boone Trace, Nashville, TN 37221**

Subject to all Matters shown on the Plan of Section Four, Lexington Point of record in Instrument No. 20020116-0006343, register's Office for Davidson County, Tennessee.

Subject to plan of Newsom Land in Plat Book 1, Page 25 and Book 1, Page 121, Chancery Court, for Davidson County, Tennessee.

Subject to Covenants, Conditions and Restrictions for Lexington Point of record in the instruments of record in Instrument Nos. 20001018-0103445, 20010522-0052909, 20020214-0019754 and 2020219-0021061 Register's Office for Davidson County, Tennessee.

Subject to Charter of Lexington HOA and By-Laws of Lexington Point HOA of record in Instrument No. 20001020-0104424, Register's Office of Davidson County, Tennessee.

Easement of record in Book 513, Page 396, Book 751, Page 375, Book 787, Page 7, Book 4205, page 194, Book 4226, Page 715, Book 4257, Page 647, Book 7526, Page 315, Book 7526, page 318, Book 7526, Page 324 and Book 11669, Page 837, Said Register's Office.

Surveyor's Certificate of Correction in Instrument No. 20011214-0138239, said Register's Office.

SUBJECT to all easements, rights-of-way, protective covenants and mineral reservations of record, if any.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's assigns forever, with all appurtenances thereunto belonging.

GRANTORS do for Grantors and Grantors' heirs, personal representatives, executors and assigns forever hereby covenant with GRANTEE that Grantors are lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantors have a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the lands against all claims whatsoever.

WITNESS Grantor(s) hand(s) this the 14th day of April, 2009.

Brian Engelhardt, Grantor

Kimberly G. Engelhardt, Grantor

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Brian Engelhardt and Kimberly G. Engelhardt, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 14th day of April, 2009.

NOTARY PUBLIC

My Commission Expires:

JOEY SANDERS
STATE OF TENNESSEE NOTARY PUBLIC
MY COMM. EXPIRES: 12/06/2010
COUNTY OF WILLIAMSON

Grantee(s) Name, Address:	Send Tax Statement To:
Joel A. Huff and wife, Ginger L. Huff	New South Federal Savings Bank
8109 Boone Trace	210 Automation Way
Nashville, TN 37221	Birmingham AL 35203-0180

State of TENNESSEE
County of Davidson

I/we hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is **$ 207,000.00** which amount is equal to or greater than that which the property would command at a fair and voluntary sale.

Subscribed and sworn to before me

This 14th day of April, 2009.

Mindy Kelchner
Affiant

Mindy Kelchner
Type or Print Name

(Seal)

La Trece McAdoo
Notary Public

My commission expires:

3/20/2010

LaTrece McAdoo
Type or Print Name

LaTrece McAdoo Notary Public My Comm. Exp 03/20/2010 State of TENNESSEE Davidson County