BOX #14A

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20100063330 DEEDWARR
Recvd: 10/06/10 11:41 2 pgs
Fees:13.00 Taxes:629.00
20101006-0080032

State of Tennessee)
County of Davidson)

G#22819-2

The actual consideration or value, whichever is greater, for this transfer is **$170,000.00.**

Affiant

Subscribed and sworn to before me, this the 5th day of October, 2010.

Notary Public

My commission expires: 2/24/13
(AFFIX SEAL)

JOHN T. COOK NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Joey E. Huffines and Kimberly A. Huffines	**"New Owners"**	**Map 044-15-0 Parcel 181.00**
805 Cleves Street		
Old Hickory, TN 37138		

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

Ivy L. Gammill, a single woman

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

Joey E. Huffines and wife, Kimberly A. Huffines

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:

LAND in Davidson County, Tennessee, being Lot No. 236 on the Plan of Village of Old Hickory, Section "A", as of record in Book 1424, Page 68, Register's Office for Davidson County, Tennessee.

SAID Lot No. 236 fronts 52 feet on the easterly side of Cleves Street and extends back 87.5 feet on the northerly line and 87.6 feet on the southerly line, to a dead line measuring 52 feet thereon.

AND:

A certain tract or parcel of land in the Fourth Civil District of Davidson County, Tennessee, being part of Lot No. 235 on the Plan of Village of Old Hickory, Section "A", as of record in Book 1424, Page 68, Register's Office for Davidson County, Tennessee, described as follows, to-wit:

BEGINNING at a point in the southwesterly margin of Lot Nos. 235 and 236; thence, South 89° 20' East, 87.5 feet to a point; thence, North 0° 48' East, 1.5 feet to a point; thence, North 89° 20' West, 87.5 feet to a point; thence, South 0° 41' West, 1.5 feet to the point of BEGINNING.

BEING the same property conveyed to Ivy L. Gammill, an individual, by Warranty Deed dated April 24, 2007, from SSS Properties, a Tennessee general partnership, of record in Instrument No. 20070501-0052013, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to an Easement for certain right-of-ways as set out in the Deed of record in Book 626, Page 556, said Register's Office; Easements for telephone lines granted to Cumberland Telephone and Telegraph Company of record in Book 662, Page 743, said Register's Office; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and paid by the Grantor herein.

This is improved (X) unimproved (___) property, known as: 805 Cleves Street, Old Hickory, TN 37138 .

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 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 my/our hand(s) this **5th** day of **October, 2010.**

Ivy L. Gammill

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Ivy L. Gammill,** the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **5th** day of **October, 2010.**

Notary Public

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.

My Commission Expires: 2/24/13