WARRANTY DEED

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $529,000.00.

Affiant

Subscribed and sworn to me on March 31, 2011.

NOTARY PUBLIC

my commission expires 01/07/2013

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

BILL GARRETT, Davidson County
Trans:T20110019757 DEEDWARR
Recvd: 04/05/11 09:37 2 pgs
Fees:13.00 Taxes:1957.30
20110405-0025999

THIS INSTRUMENT WAS PREPARED BY:
Douglas A. Brace
ORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North
Nashville, TN 37219-0375
Our File #24920SP

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Paul J. Huffman, III Sarah R. Huffman 114 Alton Road Nashville, TN 37205	SAME ADDRESS AS NEW OWNER	129-08-130

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Rochelle F. Andreotti and husband, Scott Barnes, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents do transfer and convey unto Paul J. Huffman, III and wife, Sarah R. Huffman, hereinafter called **"GRANTEES,"** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 6 of Block D on the Plan of 2nd Revised Plan Highlands of Belle Meade No. 2, Blocks A, B, C & D, of record in Plat Book 1130, page 62, in the Register's Office for Davidson County, Tennessee, to which reference is made for a more complete and accurate description.

Being the same property conveyed to Rochelle F. Andreotti by Warranty Deed from McCombs Acquisitions and Collectibles, LLC, a limited liability company, of record as Instrument No. 20041006-0120555 in the Register's Office for Davidson County, Tennessee.

The conveyance of the above-described parcel of land is subject to the following:

1. 2011 Davidson County taxes which have been prorated by the parties and assumed by the Grantees.
2. Subject to matters shown on Plan of 2nd Revised Plan, Highlands of Belle Meade No. 2, Block A, B, C & D, of record in Plat Book 1130, page 62, in the Register's Office for Davidson County, Tennessee.
3. Telephone Easement to Southern Bell Telephone and Telegraph Company for general transmission of record in Book 1065, page 6, in said Register's Office.

4. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

This property is also known as improved property located at 114 Alton Road, Nashville, TN 37205.

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 GRANTORS do covenant with the said GRANTEES that they are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTORS do further covenant and bind themselves, their heirs and assigns, 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.

Scott Barnes, husband of Rochelle F. Andreotti, is executing this Instrument in order to convey any and all marital interest he may have in the subject property.

WITNESS our hands on March 31, 2011.

Rochelle F. Andreotti

Scott ~~Barnes~~ Barns

STATE OF TENNESSEE, COUNTY OF DAVIDSON

On March 31, 2011, before me personally appeared Rochelle F. Andreotti and Scott Barnes to me known (or proved to me on the basis of satisfactory evidence) to be the persons described in and who executed the foregoing instrument, and acknowledged that she executed the same as their free act and deed.

Witness my hand and official seal on March 31, 2011.

NOTARY PUBLIC
Douglas A. Brace
My Commission Expires
May 6, 2013
STATE OF TENNESSEE

NOTARY PUBLIC

My Commission Expires: _____