**WARRANTY DEED**

RECORD AND RETURN TO:
FILE BOX 7
SATURN & MAZER
(35138)

BOOK 10320 PG 72

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 81,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF January 19 97

ALAN L. SATURN NOTARY PUBLIC DAVIDSON COUNTY, TENN. LARGE

Notary Public

MY COMMISSION EXPIRES 11/28/98
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Saturn & Mazer Title Services, 212 Third Avenue, North, Nashville, Tennessee 37201

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Dana M. Howard | Tucker Federal Bank d/b/a Prime | 108-12-66 |
| (NAME) | (NAME) | |
| 1205 Timber Valley Drive | P.O. Box 211788 | 3D-89300 |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37214 | Augusta, GA 30917-1788 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND 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, York Construction LLC

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Dana M. Howard and husband, Matthew J. Howard

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. 44A - Zone Lot Division of Lot No. 44 - East Lake Subdivision, Section 1, as of record in Plat Book 8250, Page 666, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to York Construction LLC by deed from Robert C. Goodrich, Jr., Successor Trustee of record in Book 10084, Page 410, Register's Office for Davidson County, Tennessee.

The foregoing is the same legal description as appears in the previous deed of record.

PLEASE DO NOT WRITE BELOW THIS LINE. DO NOT PRINT IN REGISTER'S OFFICE. THIS DOCUMENT SATISFACTORY WHEN RECEIVED

unimproved ( )
This is improved ( X ) property, known as 1205 Timber Valley Drive, Nashville, TN 37214
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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. Whenever 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 hand this 9th day of January 19 97

York Construction LLC

By: Robin York Chief Manager

Robin York, Chief Manager

BOOK 10320 PG 73

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____ executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____, Tennessee, this _____ day of _____ 19_____.

Commission expires _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared Robin York and _____ with whom I am personally acquainted and who upon his oath(s) acknowledged himself to be the Chief Manager and _____ respectively of the York Construction LLC the within named bargainor, and corporation, and that he as such Chief Manager and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said Robin York as such Chief Manager, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at Nashville, Tennessee on this the 9th day of January 19 97.

My commission expires 11/28/98

ALAN L. SATURN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

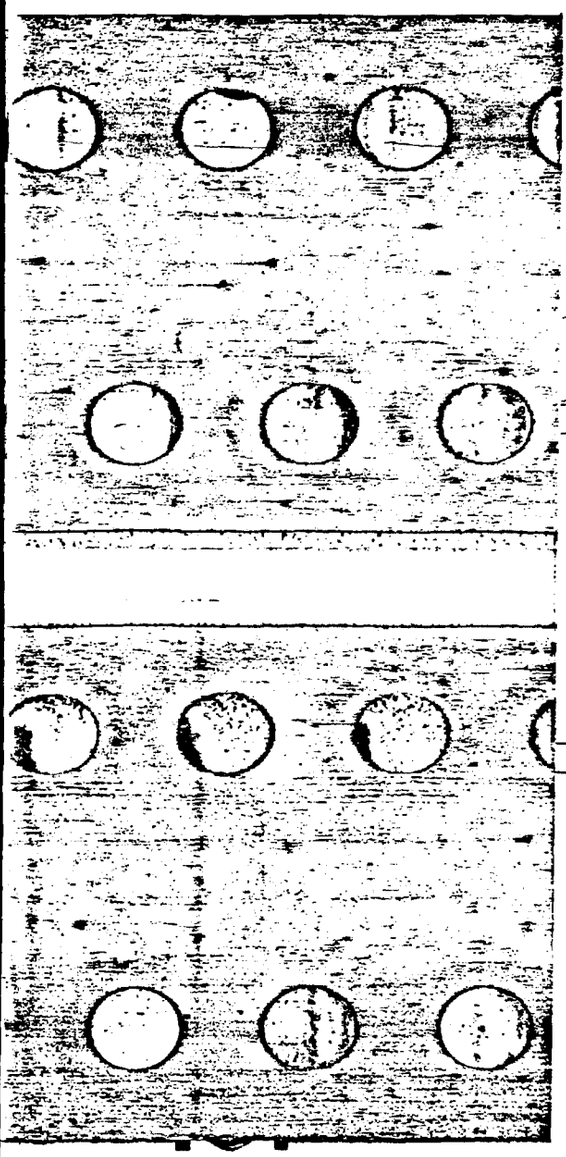
_____
Notary Public

0264261
IDENTIF. & REFERENCE

97 JAN 15 PM 12:07
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

4912 01/15 0101 03CHECK 312.03

**OFFICIAL RECEIPT**
**FELIX Z. WILSON, II**
**REGISTER OF DAVIDSON COUNTY**
**NASHVILLE, TENNESSEE**



RECEIVED OF _____ Bk/Pg 11320 pg 74

FOR _____

| | | |
|---|---|---|
| CO - CONVEYANCE | CC - CERTIFIED COPY | MISC - MISCELLANEOUS |
| MO - MORTGAGE | REL - RELEASE | CO TX - STATE TAX CONVEY |
| WD - WARRANTY DEED | UCC - UNIFORM COMMERCIAL CODE | MO TX - STATE TAX MORT |
| TD - TRUST DEED | | PRFEE - PROBATE FEE |

| DATE | SYMBOL | VALUATION | TAX AND FEES | TOTAL PAID |
|---|---|---|---|---|

CAMT 81900.00
CON TX 303.03
PRFEE 1.00
WDEED 8.00
TOTAL 312.03
CHECK 312.03

01/15/97 01 12:09 0001 4912

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**



0264261
IDENTIF. ← REFERENCE

97 JAN 15 PM 12:07
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

**No.** 1107417