WARRANTY DEED

BOOK 11363 PG. 290

STATE OF ~~TENNESSEE~~ SOUTH CAROLINA
COUNTY OF ~~DAVIDSON~~ AIKEN
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ _____

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19TH DAY OF May 19 98

Brenda Gilkins
Notary Public Now 12, 2007

MY COMMISSION EXPIRES: ~~April 22, 2001~~
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Steltemeier & Westbrook, Attys, 2002 Richard Jones Rd., C-101, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael J. Howard (NAME)	Guaranty Trust Company (NAME)	MAP 150-12A
3629 Dove Creek Road (ADDRESS)	640 Broadmor Boulevard, Suite 100 (ADDRESS)	PARCEL 179
Antioch, TN 37013 (CITY) (STATE) (ZIP)	Murfreesboro, TN 37129 (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, Edward J. Przybyl, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Michael J. Howard and wife, K. Michelle 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. 56 on the Plan of Kensal Green, North as of record in Book 7900, page 951, Register's Office for said County, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Edward J. Przybyl, unmarried, by deed from Beazer Homes Corp. DBA Phillips Builders, a corporation, of record in Book 10105, page 100, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

05551168
RECEIVED FOR REFERENCE
99 MAR -2 PM 3:02
[illegible] REGISTER
DAVIDSON COUNTY, TN.

unimproved ( )
This is improved (X) property, known as 3629 Dove Creek Road, Antioch, TN 37013 2350 03/02 0101 03CHECK 647.40
(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. 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 hand this 18TH day of MAY 19 98

Edward J Przybyl Jr
Edward J. Przybyl

BOOK 11363 PG. 291

STATE OF ~~TENNESSEE~~ SOUTH CAROLINA
COUNTY OF AIKEN

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Edward J. Przybyl

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville Aiken County South Carolina, ~~Tennessee~~, this 19th day of MAY 19 98.

Commission expires ~~April 22, 2001~~ NOV. 10, 2007

Brenda Atkins
Notary Public

STATE OF ~~TENNESSEE~~ SOUTH CAROLINA
COUNTY OF AIKEN

Before me, BRENDA ADKINS a Notary Public within and for the State and County aforesaid, personally appeared EDWARD J. PRZYBYL, JR and N/A with whom I am personally acquainted and who upon H/S oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ 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 _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____.

My commission expires _____

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $172,000.00.

Affiant

Subscribed and swron to before me this 26th day of February, 1999.

My Commission Expires:
March 25, 2000

NOTARY PUBLIC

Warranty Deed from Edward J. Przybyl, to.

Return to:
Steltemeier & Westbrook, Attys
2002 Richard Jones Rd., C-101
Nashville, TN 37215

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11363 PG 292

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	CFEE - COMPUTER FEE	PRFEE - PROBATE FEE

0555168

IDENTIF. & REFERENCE

'99 MAR -2 PM 3:02

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

			CAMT	
				172000.00
			CON TX	636.40
			PRFEE	1.00
			WDEED	8.00
			CFEE	2.00
			TOTAL	647.40
			CHECK	647.40
03/02/99	01	15:00	0001	2350

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1431536