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STATE OF TENNESSEE }

COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 126,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF August, 1999.

D. TODD SHOLAR NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

Notary Public

MY COMMISSION EXPIRES

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS
Brodrick C. Howard, a single man
(NAME)

4841 Indian Summer Drive
(STREET ADDRESS OR ROUTE NUMBER)

Nashville, Tennessee 37207
(CITY) (STATE) (P.O. ZIP)

SEND TAX BILLS TO
Franklin American Mortgage Company
(NAME)

501 Corporate Centre Drive, Suite 400
(STREET ADDRESS)

Franklin, TN 37067
(CITY)(STATE) (ZIP)

MAP-PARCEL NUMBER
32-95

99 SEP 15 AM 8:46

0635848

FOR AND IN 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, **Karla D. Powell-Martin, and husband, Doug Martin** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO a s **Brodrick C. Howard, a single man**, 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. 123, on the plan of Quail Ridge Subdivision, Section I, as shown on plat of record in Plat Book 6900, Page 300, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Karla D. Powell, by Deed of Record in Book 10401, Page 449, Register's Office for Davidson County, Tennessee. Karla D. Powell has since married and is now known as Karla D. Powell-Martin.

Subject to any and all plats, easements, restrictions, and other matters of record.

The above legal description is the same as that contained in the previous deed of record.

Doug Martin joins in this conveyance for the purpose of conveying any interest he may have in said property, particularly marital interest.

unimproved ( )
This is improved (XX) property, known as 4841 Indian Summer Drive, Nashville, TN 37207.

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/our hand(s) this 31st day of August, 1999.

09/15/1999 0101 CHECK 477.20

Karla D. Powell-Martin

Doug Martin

STATE OF TENNESSEE
COUNTY OF Davidson

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Personally appeared before me, the undersigned , a Notary Public in and for said County and State, the within named Karla D. Powell-Martin, and husband, Doug Martin the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he she they executed the within instrument for the purposes therein contained. Witness my hand and official seal, this 31st day of August, 1999.

Commission expires 9-28-02

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 Karla D. Powell-Martin, a married woman and _____ with whom I am personally acquainted and who upon (his/their several oaths) acknowledged (himself/themselves) to be the _____ _____ and _____ respectively of the _____ _____ the within named bargainor, a corporation, and that (he/they) as such _____ _____ and _____ , being authorized so to do, executed 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 on this the 31st day of August, 1999.

Commission expires _____

Notary Public

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named _____ _____, attorney-in-fact for _____, with whom I am personally acquainted, and who acknowledged that ____ executed the within instrument for the purposes therein contained, and who further acknowledged that _____ is the attorney-in-fact of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 31st day of August, 1999.

My Commission Expires:_____

Notary Public

Prepared by &
Return to

Smith.Sholar.Associates.PLLC.
P.O. Box 663
Gallatin, TN 37066
(615) 452-5282

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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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

0635848

99 SEP 15 AM 8:46

CAMT
126000.00
CON TX 466.20
PRFEE 1.00
WDEED 8.00
CFEE 2.00
TOTAL 477.20
CHECK 477.20

09/15/99 01 08:51 0001 8436

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1516410