This instrument prepared by:
THOMAS N. JONES & ASSOCIATES
Attorneys at Law
339 Main Street
Franklin, TN 37064

Instr:200003070023294 Page: 1 OF 2
REC'D FOR REC 03/07/2000 2:28:18PM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $451.40

NEW OWNER:	SEND TAX BILL TO:	MAP & PARCEL:
Robert J. Howard 3308 Daisy Trail Antioch, TN 37013	CTX Mortgage Company P.O. Box 199000 Dallas, TX 75219-9000	150-07-0-330.00

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, WE, **Richard R. Simons and Myra E. Norris Simons, husband and wife,** hereinafter called the Grantors, have bargained and sold and by these presents do transfer and convey unto **Robert J. Howard and Melissa J. Howard, husband and wife**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

> Land in Davidson County, Tennessee, being Lot No. 275, on the Plan of The Country, Section 6B, of record in Plat Book 5200, page 741, Register's Office for said County, to which reference is made for a more complete description.
>
> Being the same property conveyed to Richard R. Simons and Myra E. Norris, (now Myra E. Norris Simons), by deed from Kenneth Lawrence Meyer and wife, Debbie Kay Meyer, of record in Book 9120, page 721, Register's Office of Williamson County, Tennessee. Myra E. Norris and Myra E. Norris Simons are one and the same person.

SUBJECT TO THE FOLLOWING:

1. 2000 Taxes are a lien, but not yet due and payable.
2.. Restrictive covenants contained in Book 6264, page 656, RODC, TN.
3. The Plan of record in Book 5200, page 741, RODC, TN.
4. Subject to any and all building and zoning regulations of City, County and State.

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 COVENANT with the said Grantees that we are lawfully seized and possessed of said land in fee simple and have a good right to convey it and the same is unencumbered, unless otherwise herein set out;

AND WE 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.

This property is known as: 3308 Daisy Trail, Antioch, TN 37013

WITNESS Our Hands this 23rd day of February, 2000 in Franklin, TN.

SELLER: Richard R. Simons

SELLER: Myra E. Norris Simons

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary for said State and County, **Richard R. Simons and Myra E. Norris Simons,** the within named bargainor(s) with whom I am personally acquainted and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand this 23rd day of February, 2000 in Franklin, TN.

Notary Public

My Commission Expires: 2/23/2002

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater for this transfer is $122,000.00.

AFFIANT

Sworn to and subscribed to me, the undersigned, this 23rd day of February, 2000, in Franklin, Tennessee.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 2/23/2002