Instr:200006230062581 Page: 1 OF 2
REC'D FOR REC 06/23/2000 10:36:44AM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $832.50

Record & Return To:

Southern Title Services, LLC

Three Maryland Farms, Suite 150
Brentwood, TN 37027
File # 200011195

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $225,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd day of June, 2000.

Notary Public

MY COMMISSION EXPIRES: September 8, 2001

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney at Law, Three Maryland Farms, Suite 150, Brentwood, TN 37027

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Craig Huseby	Owner	Map 117-11-0Parcel 011.0
(NAME) 133 Heaton Drive ~~1920 Woodmont Boulevard~~	(NAME)	
(ADDRESS) Nashville, TN ~~37215~~ 37205	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, ESTATE OF JAMES LOGAN HOWARD, DECEASED, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto ~~CRAIG HUSEBY~~ Huseby Homes, LLC, hereinafter called the GRANTEE(S), 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. 154 on the Map of the Subdivision of the north part of Noel's Subdivision of Watkins Grove, of record in Book 547, page 156, Register's Office, Davidson County, Tennessee.

Being a portion of the same property conveyed to Martha Dunn Howard by deed from Eleanor G. Parkins, of record in Book 1340, page 209, Register's Office, Davidson County, Tennessee. The said Martha Dunn Howard having since died and by her Will of record in Will book 168, Page 380, Probate Court of Davidson County, Tennessee, devised the property to her husband, James Logan Howard. The said James Logan Howard having since died and his Will is of record in Will Book 224, Page 302, Probate Court, Davidson County, Tennessee, Case No. 98P-1739, Seventh Circuit Court for Davidson County, Tennessee.

Subject to restrictive covenants of record in Book 674, page 305, Register's Office, Davidson County, Tennessee.

unimproved ( )
This is improved(X) property, known as 1920 Woodmont Boulevard, Nashville, TN 37215
(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 GRANTEE(S), their heirs assigns forever; and we do covenant with the said GRANTEE(S) 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 except for the current year property taxes which are being prorated between the parties and GRANTEE(S)/GRANTOR(S) agreeing to pay said tax when due; 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 GRANTEE(S), 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/our hand(s) this 22nd day of June, 2000.

Isaac T. Howard Co-Executor

Isaac Logan Howard, Co-executor of the estate of James Logan Howard, deceased

Mary Anne Kelpe Dunn, Co-Executor

Mary Anne Kelpe Dunn, Co-executor of the estate of James Logan Howard, deceased

STATE OF TENNESSEE COUNTY WILLIAMSON

Personally appeared before me, Linda V. Jones, a Notary Public in and for said State and County, Isaac Logan Howerd and Mary Ann Kelpe Dunn, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Brentwood, Tennessee, this the 22nd day of June, 2000.

Notary Public

My commission expires:

NOTARY PUBLIC AT LARGE WILSON COUNTY, TENN

Commission Expires SEPT. 3, 2001