THIS INSTRUMENT PREPARED BY:

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303 Frances Street (Zip 37072)
P. O. Box 904
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Davidson County DEEDWARR
Recvd: 09/19/00 10:09 3pgs
Fees:15.00 Taxes:355.66
20000919-0092935

Warranty Deed

ADDRESS NEW OWNERS:	PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES:	MAP-PARCEL NOS.
Gary Howard, et ux 108 B Chiroc Rd. Hendersonville, TN 37075	Same as New Owner	Map 51-2 Parcel 31

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, JOHN E. HENDERSON, joined by his wife, MIRANDA HENDERSON, hereinafter referred to as the "GRANTORS", have bargained and sold and by these presents do transfer and convey unto GARY HOWARD and wife, CYNTHIA HOWARD, hereinafter referred to as 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 the 11th, formerly the 19th Civil District of Davidson County, Tennessee, being Tract No. 6 on the unrecorded plan of the Gammel Property, described according to a survey made by Turner Engineering Company, Inc., date July 14, 1961, as follows:

BEGINNING on the easterly margin of Port Drive at a point South 23 deg. 05 min. West 400 feet from the southerly line of the Plan of Sherry Heights, Section 3, as of record in Book 2331, page 126 and 127, Register's Office for Davidson County, Tennessee, being the corner of Tracts 6 and 7; thence with the line between said two tracts, South 66 deg. 55 min. East 442 feet; thence South 3 deg. 23 min. West 106.2 feet to the corner of Tracts 5 and 6; thence with the line between said two tracts; North 66 deg. 55 min. West 477.8 feet to the easterly margin of Port Drive; thence with said Drive, North 23 deg. 05 min. East 100 feet to the beginning.

BEING the same property conveyed to John E. Henderson by deed from Beulah Knight Watrous, unmarried, of record in Book 9061, page 990, Register's office for Davidson County, Tennessee.

The legal description, as hereinabove set forth, is the same as that contained in the previous Deed of Record.

The current mailing address for said property is 409-411 Port Drive, Madison, TN 37115.

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, the GRANTORS, 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 warrant that the same is unencumbered, except as follows:

1. Real Property Taxes for the year 2000, which are a lien, but not yet due and payable, which have been prorated between the parties and will be paid, in full, by the GRANTEES, when due.

2. Subject to easement for sanitary sewers and/or storm drainage to the Metropolitan Government of Nashville and Davidson County, TN of record in Book 5016, page 600, said Register's Office.

And, we, the GRANTORS, 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.

JOINDER OF SPOUSE: MIRANDA HENDERSON, wife of JOHN E. HENDERSON, joins in this conveyance to convey any and all right, title or interest which she may have in and to the real property described herein, marital or otherwise.

WITNESS our hands on the day and date last acknowledged below.

"GRANTORS"

JOHN E. HENDERSON

MIRANDA HENDERSON

"GRANTEES"

GARY HOWARD

CYNTHIA HOWARD

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOHN E. HENDERSON and wife, MIRANDA HENDERSON, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this the 14th day of September, 2000.

NOTARY PUBLIC

PAT C. DAVIDSON NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires December 6, 2001

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, GARY HOWARD and wife, CYNTHIA HOWARD, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this the 14th day of September, 2000.

NOTARY PUBLIC

PATSY C. DAVIDSON NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires December 6, 2001

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value, whichever is greater, for this transfer is $96,125.00.

Affiant

Sworn to and subscribed before me, this the 14th day of September, 2000.

NOTARY PUBLIC

PATSY C. DAVIDSON NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires December 6, 2001