Warranty Deed

This Instrument Prepared By:
Marbut Glenn Gaston, Jr., Attorney at Law
2211 Crestmoor Rd., Nashville, TN 37215 (615) 385-2804 TnSupCt# 003143

Old Republic Title: Owner's Title Number: SV 3427046

Name & Address of Property Owner:	Send Tax Bills To:	Map & Parcel Numbers:
Tammy W. Howell	New Owner At Same Address	Map: 144-15
2013 Stonehurst Drive		Parcel: 048
Nashville, TN 37215		FH-14244

For and in Consideration of the sum of $10.00 (ten)---------- cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged,

James L. Uden and wife, Virginia H. Uden

hereinafter called the **GRANTORS**, have bargained and sold, and by these presents do transfer and convey unto

Tammy W. Howell

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, and being **Lot No. 416** on the plan of **Hillsboro Park, Sec. IV**, as of record at **Plat Book 2331, page 142**, Register's Office for said County, and to which plan reference is hereby made and the same incorporated herein for a complete description of said lot.

Being all the same property conveyed to the grantor herein by deed as of record at Instrument Number **Book 5150, page 521**, in said Register's Office, and the above description is the same as appears therein.

This conveyance is subject to current year's property taxes which have been prorated this date and the grantee assumes in full (if this proration is based on prior year's taxes or the best-information available as of this date, grantor expressly agrees to reimburse grantee for any difference in the prorated amount within 30-days of written notice of the same from grantee), and to restrictive covenants, plat limitations, easements, and/or other matters, as hereinafter stated, to wit:

1. 2001 property taxes are a lien against the property as of 01-01-01 but are not due and payable until 10-01-01. 2000 property taxes in the amount of $2,431.48, and back taxes, are PAID IN FULL as listed to MapParcel: 144-15-48; Field Book Number: FH-14244; at the street address of 2013 Stonehurst Drive, Nashville, TN 37215.

2. Restrictive Covenants of record at BOok 2435, page 327, Book 2596, page 23, Boko 2603, page 440, Book 3836, page 620, Book 4169, page 719, and Book 4207, page 397 all said Register's Office.

3. Setback lines, easements, notes, and/or other limitations as shown on said plan of record at Plat Book 2331, page 142, said Register's Office.

PICK-UP

Davidson County DEEDWARR
Recvd: 04/09/01 12:31 2pgs
Fees:11.00 Taxes:1646.50
20010409-0034481

This is **improved** property known as: 2013 Stonehurst Drive, Nashville, TN 37215
{~~unimproved~~/ improved}

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. We do covenant with 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 set out herein. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said land to the GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Where ever 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 our hands on this 9th day of **APRIL**, 20 **01**

James L. Uden

Virginia H. Uden

STATE OF TENNESSEE:
COUNTY OF **DAVIDSON**:

The actual value or consideration, whichever is greater, for this transfer is $ 445,000.00.

Tammy W. Howell, Affiant

SUBSCRIBED AND SWORN TO BEFORE ME ON **April 9, 2001**

My Commission Expires: **10-25-2003**

Notary Public

STATE OF TENNESSEE:
COUNTY OF **DAVIDSON**:

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

James L. Uden and wife, Virginia H. Uden

the bargainors, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed this Warranty Deed for the purposes therein contained. WITNESS my hand and official seal at office on April 9, 2001.

My Commission Expires: **10-25-2003**

Notary Public

STATE OF TENNESSEE:
COUNTY OF _____:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, personally appeared

with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged _____self to be the _____ of _____, the within named bargainor, a _____, and that _____, as such _____, being authorized so to do, executed this Warranty Deed for the purposes therein contained, by signing the name of said _____, by _____self as such _____. WITNESS my hand and official seal at office on _____.

My Commission Expires: _____

Notary Public