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Davidson County DEEDWARR
Recvd: 05/01/01 09:46 2pgs
Fees:11.00 Taxes:98.05
20010501-0043638

This Instrument Prepared By:
THOMAS I. BOTTORFF, Attorney
155 Franklin Road, Suite 120
Brentwood, Tennessee 37027
(615) 371-0800

WARRANTY DEED

Address New Owner:
Michael and Cynthia Howard
3570 Gondola Drive
Antioch, TN 37013

Send Tax Bills To:
New Owner

Map-Parcel Nos.
135-16-A-79

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

I hereby swear or affirm that the actual consideration or true value of this transfer whichever is greater, is $ 26,500.00 .

Michael G. Howard
Affiant

My Commission Expires:

July 15, 2001

Subscribed and sworn to before me this 6th day of April, 2001.

Barbara S Lamb
Notary Public

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FOR AND IN CONSIDERATION OF Ten Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **CHRISTINA REGULI,** ~~unmarried~~, ("Grantor") by these presents does hereby transfer, sell and convey to MICHAEL G. HOWARD and wife, CYNTHIA N. HOWARD, ("Grantees") their heirs and assigns, a certain tract or parcel of real property located in DAVIDSON County, State of Tennessee, more particularly described as follows, to wit:

BEING Lot No. 95 on the Plan of Subdivision of Tracts 8, 9, and 10 of Nashboro Village, as of record at Book 5200, pages 186–189, Register's Office for Davidson County, Tennessee, reference to which is hereby made for a more complete description thereof.

BEING the same property conveyed to Christina Reguli by deed from James A. Ford, a sole proprietorship, of record in Book 6868, page 831, Register's Office for Davidson County, Tennessee.

This is unimproved property known as 2600 Mesa Drive, Nashville, TN

DENNIS REGULI JOINS IN THIS CONVEYANCE FOR THE PURPOSE OF CONVEYING ANY MARITAL INTEREST HE MAY HAVE IN AND TO THIS PROPERTY.

This conveyance is subject to: Property taxes for 2001 and subsequent years; The Plan of record at Plat Book 5200, page 186-189, Restrictive Covenants of record at Book 4827, page 14, R.O.D.C.T; Supplemental Restrictions filed at Book 5465, page 561, and amended at Book 5588, page 429, Register's Office for Davidson County, Tennessee; Lien for Special Assessments as contained in the aforesaid Declaration of Covenants, Conditions, and Restrictions; Rights of others in and to the common areas; all matters of public record and governmental regulations.

TO HAVE AND TO HOLD the said property, with the appurtenances, estate, title and interest thereto belonging to Michael G. Howard and wife, Cynthia N. Howard, their heirs and assigns forever.

AND the Grantor does hereby covenant with Michael G. Howard and wife, Cynthia N. Howard, that she is lawfully seized and possessed of the said land in fee simple, has a good right to convey it, and the same is unencumbered except for those matters hereinabove mentioned.

AND the Grantor does further covenant and bind herself, her heirs and assigns to warrant and forever defend the title to the said real property to the said Michael G. Howard and wife, Cynthia N. Howard, their heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, I have hereunto set my hand on this the 6th day of April, 2001.

GRANTOR:

Dennis Reguli

Christina Reguli

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned Barbara S. Lamb, a notary public for the state and county aforesaid, Christina Reguli, the bargainor herein, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at office this 6th day of April, 2001.

My Commission Expires:

July 15, 2001

Barbara S Lamb
Notary Public

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned Barbara S Lamb a notary public for the state and county aforesaid, Dennis Reguli, the bargainor herein, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and seal at office this 6th Day of April 2001.

My Commission Expires: July 15, 2001.

Barbara S Lamb
Notary Public