Davidson County DEEDWARR
Recvd: 05/10/01 14:11 2pgs
Fees:11.00 Taxes:351.50

20010510-0048748

STATE OF NORTH CAROLINA
COUNTY OF Pender

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $95,000.00.

Roxie L. Morison
Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 27th day of April, 2001.

TAMMI D. VREELAND
NOTARY PUBLIC
ONSLOW COUNTY, NC

Notary Public

My Commission Expires: 8-4-01

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

Sidwell & Barrett, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:
Roxie L. Morison
1833 Kings Landing Road
Hampstead, NC 28443

SEND TAX BILLS TO:
NEW OWNER

MAP-PARCEL NUMBERS:
Map\Parcel: 148-13-0-160.00

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Anna M. Howell, an unmarried woman** hereinafter referred to as Grantors, hereby transfers and conveys to **Roxie L. Morison, a married woman** hereinafter referred to as Grantees, their heirs and assigns a certain tract or parcel of land in Davidson County, State of Tennessee described as follows, TO WIT:

Being Lot No. 1 on the Plan of Fairlane Park Annex, as of record in Book 2854, page 88, Register's Office for Davidson County, Tennessee.

Said Lot No. 1 fronts 126.65 feet on the northerly side of Packard Drive and runs back 202.71 feet on the westerly line and 227.24 feet on the easterly line, to a dead line in the rear on which it measures 108.94 feet.

Being the same property conveyed to Jackie L. Howell and wife, Anna M. Howell by Warranty Deed from James Paul Wilson, Jr. and wife, Dorothy B. Wilson of record in Book 4918, page 933, Register's Office for Davidson County, Tennessee. Property being further conveyed to Anna Mauricette Howell by Final Decree from Jack Lee Howell of record in Book 5352, page 848, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

The Plan of record in Plat Book 2854, page 88, Register's Office for Davidson County, Tennessee.

Restrictive covenants contained in an instrument of record in Book 3028, page 229, Register's Office for Davidson County, Tennessee.

County and/or City taxes for the year 2001 are a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorata share thereof to GRANTEES who will be responsible for payment of said taxes.

This is improved property known as 4947 Packard Drive, Nashville, TN 37211.

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 I do covenant with the said **GRANTEES** that I am 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 I do further covenant and bind myself, my 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.

Witness my hand this 30th day of April, 2001.

Anna M. Howell

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Anna M. Howell, an unmarried woman, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the forgoing instrument for the purposes therein contained.

Witness my hand and official seal this 30th day of April, 2001.

Notary Public

12-23-2001
My Commission Expires

WILLIAM S. CARMAN NOTARY PUBLIC

03090-ST