274
283

THIS INSTRUMENT PREPARED BY: **Mudter & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **First Title & Escrow Co., Inc.** **FTEC File No. 18104**	STATE OF TENNESSEE: COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $240,000.00. Affiant Subscribed and sworn to before me, this 31st day of July, 2001. Notary Public My Commission Expires:

WILLIAM E. MUDTER, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires September 25, 2004

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
MR/MRS. DONALD S. SHAFFER 515 Westview Avenue Nashville, Tennessee 37205	NEW OWNER	MAP 116-15 PAR 22 FB BM 3335

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, EVERETTE I. HOWELL, JR., TRUSTEE, AS TO AN UNDIVIDED 32.77 % INTEREST AND EVERETTE I. HOWELL, JR. AS TO AN UNDIVIDED 67.23% INTEREST ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to DONALD S. SHAFFER AND WIFE, LESLIE S. SHAFFER ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 515 Westview Avenue, Nashville, Tennessee 37205.

Sherry Winn Howell, spouse of Everette I. Howell, Jr. joins in the execution of this instrument for the purpose of conveying any interest she may have in subject property by virtue of her marriage to the said Everett I. Howell, Jr.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 31st day of July, 2001.

EVERETTE I. HOWELL, JR., TRUSTEE

EVERETTE I. HOWELL, JR.
INDIVIDUALLY

Sherry Winn Howell
SHERRY WINN HOWELL

Davidson County DEEDWARR
Recvd: 08/02/01 08:31 3pgs
Fees:13.00 Taxes:8288.00

20010802-0081921

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, EVERETTE I. HOWELL, JR., AND SHERRY WINN HOWELL with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 31st day of July, 2001.



Notary Public

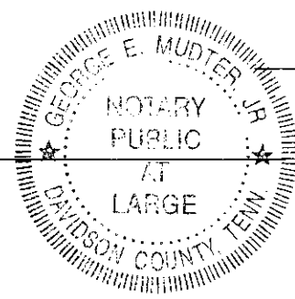
My Commission Expires:_____

My Commission Expires
September 25, 2004

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, EVERETTE I. HOWELL, JR., TRUSTEE, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 31st day of July, 2001.



Notary Public

My Commission Expires: _____

My Commission Expires
September 25, 2004

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 5 on the Plan of Jackson Estates, as of record in Plat Book 6900, page 107, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Everette I. Howell, Jr., as Trustee of the Family Trust established under the Last Will and Testament of Caroline H. Howell as to a 32.77% undivided interest and to Everette I. Howell, Jr., a 67.23% undivided interest by Executor's quitclaim deed from Everett I. Howell, Jr., Executor of the Estate of Caroline H. Howell of record in Book 11738, page 645, said Register's Office.

This conveyance is made subject to: (1) 2001 Taxes, which have been prorated and assumed by the Grantee; (2) Easements of record in Book 1221, page 378, Book 4603, page 385; and (3) All matters appearing on the Plan of record in Plat Book 6900, page 107, said Register's Office.

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED