27A
2 of 3

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 12/17/01 08:23 2pgs
Fees:13.00 Taxes:1021.20

20011217-0138668

LINDA S. HARRIS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 276,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF December, 2001

Notary Public

MY COMMISSION EXPIRES: 3-27-04
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Southland Title & Escrow Co., 7101 Executive Center Drive #151, Brentwood, Tennessee 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Rufus S. Howe	New Owner	171-8-B 27.00CO
(NAME)	(NAME)	
604 Brelan Court		
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Clemmie L. Calvert and wife, Louise Calvert

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Rufus S. Howe and Ruth E. Howe

HEREINAFTER CALLED 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 lying in the 32nd Councilmanic District*

* of Davidson County, TN, BEING Lot No. 15 on the Plan of Section Two, Brelan Park @ Saddlewood, of record in Plat Book 7900, page 615, Register's Office for Davidson County, TN, to which plan reference is hereby made for a complete description thereof.

Being the same property conveyed to Clemmie L. Calvert and wife, Louise Calvert, by deed from Phillips Builders, Inc., of record in Book 9548, page 97, Register's Office for Davidson County, TN.

This conveyance is subject to the following: Taxes for the year 2001 have been prorated and payment thereof is expressly assumed by the herein Grantee; Declaration of Covenants, Conditions and Restrictions of record in Book 8891, page 850, as amended in Book 9462, page 398, Book 9480, page 387 and Book 9670, page 494; By-Laws of record in Book 8891, page 869; Charter for Howeowners' Association of record in Book 9462, page 547; Plan of record in Plat Book 7900, page 615; all in the Register's Office for Davidson County, TN.

The execution of this instrument is effected by the signature of Louise Calvert as Attorney-in-Fact for Clemmie L. Calvert, which Power of Attorney is recorded in Instrument #20011217-0138667, Register's Office for Davidson County, TN.

unimproved ( )
This is improved (X) property, known as 604 Brelan Court, Brentwood, TN 37027
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 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 the same is unencumbered, unless otherwise herein set out; and we 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. 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 our hand S this 13 day of December, 2001

Clemmie L. Calvert by Louise Calvert, Atty-in-fact
Clemmie L. Calvert

Louise Calvert
Louise Calvert

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 Louise Calvert

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Brentwood, Tennessee, this 13th day of December, 2001.

Commission expires 9/25/2004

Notary Public

JUDY S WELLS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN
My Commission Expires September 25 2004

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Louise Calvert, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon her oath acknowledged herself to be the Attorney-In-Fact for Clemmie L. Calvert, the within named bargainor, and that she as such Attorney in Fact being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name Clemmie L. Calvert, the bargainor, by the said Louise Calvert, as Attorney in Fact.

Witness my hand and official seal at office at Brentwood, Tennessee on this the 13th day of December, 2001.

Notary Public

My Commission Expires: 9/25/2004

JUDY S WELLS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN
My Commission Expires September 25 2004