THIS INSTRUMENT PREPARED BY: **Mudter & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **File Box 9B:** **First Title & Escrow Co., Inc.** **FTEC File No. 18702**	STATE OF TENNESSEE: COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $250,000.00. Joe Scarlett by La Hon Affiant Subscribed and sworn to before me, this 31st day of JANUARY, 2002. Notary Public My Commission Expires:

GEORGE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires September 25, 2004

WARRANTY DEED

Address New Owner: Joe and Dorothy Scarlett 4 Strawberry Hills Nashville, TN 37215	**Send Tax Bills To:** NEW OWNER	**Tax Information:** MAP 130-12-A PAR 44.00 CO FB FH 25769

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. AND WIFE, SHERRY WINN HOWELL ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to JOE SCARLETT AND WIFE, DOROTHY SCARLETT ("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 unimproved property located at 3 Strawberry Hills, Nashville, Tennessee 37215.

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 JANUARY, 2002.

EVERETTE I. HOWELL, JR.

Sherry Winn Howell
SHERRY WINN HOWELL

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 WIFE, SHERRY WINN HOWELL, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that THEY executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 31st day of JANUARY, 2002.

My Commission Expires: _____ Notary Public

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires September 25, 2004

Davidson County DEEDWARR
Recvd: 02/04/02 11:09 2pgs
Fees:13.00 Taxes:925.00

20020204-0015018

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 44 on the Plan of Northumberland, as of record in Plat Book 6250, pages 128 and 129, 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. and wife, Sherry Winn Howell by deed from Peter O'Malley, an unmarried person and Vivian O'Malley, an unmarried of record as Instrument No. 20001201-0117798, said Register's Office.

This conveyance is made subject to: (1) 2002 Taxes, which have been prorated and assumed by the Grantee; (2) Restrictions of record in Book 6377, page 18, re-recorded in Book 6545, page 799, amended in Book 7663, page 468, Book 8919, page 45, Book 8990, page 50, Book 11298, page 935, amended and restated in Instrument No. 200106290068967; (3) Easements of record in Book 6434, page 786, Book 6548, page 98, Book 6581, pages 77 and 80, Book 1181, page 486, Book 1108, page 379, Book 8137, page 823, Book 2296, page 303; (4) Charter of record in Book 6493, page 884, amended in Book 7545, page 405 and Book 7841, page 73; and (5) All matters appearing on the Plan of record in Plat Book 1130, page 7 and Book 6250, pages 128 and 129, said Register's Office.