(1)

Box 36
18164

THIS INSTRUMENT PREPARED BY: *ORTALE, KELLEY, HERBERT & CRAWFORD* *200 Fourth Avenue North, Third Floor* *P.O. Box 198985* *Nashville, TN 37219-8985* *(615) 256-9999*	*STATE OF TENNESSEE /* *COUNTY OF DAVIDSON /* *The actual consideration or value, whichever is greater, for this transfer is $120,000.00.* Todd Howell *Affiant* *NOTARY PUBLIC* *My commission expires:*

Name and Address of New Owner:

Shirley S. Howell and Todd S. Howell
2712 Western Hills Drive
Nashville, Tennessee 37214

Davidson County DEEDWARR
Recvd: 02/28/02 15:47 2pgs
Fees:13.00 Taxes:444.00
20020228-0025755

Send Tax Bills To:

SunTrust Mortgage, Inc
P.O. Box 57028
Irvine, California 92619-7028

Street Address of Subject Property:

2712 Western Hills Drive
Nashville, Tennessee 37214

Map and Parcel:

Map 062-15 Parcel 022

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **MILLARD M. BROWN, JR. AND WIFE, BARBRA ANN BROWN, "GRANTORS,"** has bargained and sold and leased, and by these presents does transfer and convey unto **SHIRLEY S. HOWELL AND TODD S. HOWELL, BOTH UNMARRIED, "GRANTEES,"** their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot 112 on the Plan of Sutherland Heights, Section 3, of record in Book 2663, page 117, in the Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete and accurate description.

Being the same property conveyed to Millard M. Brown, Jr. and wife, Barbra Ann Brown, by Deed from David P. Brooks and wife, Fan B. Brooks, of record in Book 10597, page 804, in the Register's Office for Davidson County, Tennessee.

The conveyance of the above described parcel of land is subject to the following:

1. 2002 Davidson County taxes which have been prorated between the parties and assumed by the Grantees;

2. All matters shown on the Plan of record in Book 2663, page 117, Register's Office for Davidson County, Tennessee.

3. Restrictive Convenants of record in Book 2859, page 57, said Register's Office.

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 Grantor does covenant with the said Grantees that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same in unencumbered, unless otherwise herein set out; and further covenants and binds himself, his heirs and assigns, 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.

WITNESS our hands this 27th day of February, 2002.

MILLARD M. BROWN, JR.

BARBRA ANN BROWN

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 27th day of February, 2002, before me personally appeared Millard M. Brown, Jr. an d wife, Barbra Ann Brown, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

Notary Public

My Commission Expires:_____