This instrument prepared by:
(and Return To:)

Castleman Title & Escrow, Inc.
110 Glancy Street, Suite 112
Goodlettsville, Tennessee 37072

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Davidson County DEEDWARR
Recvd: 06/06/02 11:18 2pgs
Fees:13.00 Taxes:657.86
20020606-0068887

WARRANTY DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL NO.:	
Edward K. Neuhaus, Jr. 712 Kendall Drive Nashville, Tennessee 37209	SAME	Map: Group: Parcel:	103-10 13

FOR AND IN CONSIDERATION of the sum of Ten and No/100 ($10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **NELS ERIC HOWALT, and wife, TAMMIE M. HOWALT,** ("Grantors") have bargained and sold, and by these presents do transfer and convey unto **EDWARD K. NEUHAUS, JR. an undivided three-fourths (75%) interest, and to EDWARD K. NEUHAUS and GRAHAM FRANK NEUHAUS an undivided one-fourth (25%) interest** ("Grantees"), their successors and assigns, all of their right, title and interest in and to that certain land in Davidson County, State of Tennessee, more particularly described as follows:

> Land in Davidson County, Tennessee, being Lot No. 20 on the Plan of Brookside Courts, Addition No. 3, as of record in Book 1835, page 107, Register's Office for Davidson County, Tennessee to which plat reference is hereby made for a more complete and accurate legal description.
>
> Being the same property conveyed to Nels Eric Howalt, unmarried, by deed from William R. Harris and wife, Ann C. Harris, of record in **Book 9714, Page 448**, Register's Office for Davidson County, Tennessee.

PROPERTY ADDRESS: 712 KENDALL DRIVE, NASHVILLE, TN 37209

TO HAVE AND TO HOLD the said tracts of land, with the appurtenances, estate, title and interest thereto belonging to the Grantees, their successors and assigns, forever. And Grantors do covenant with the Grantees that they are lawfully seized and possessed of the land in fee simple, have a good right to convey it, and the same is unencumbered, except as of record. And Grantors do further covenant and bind themselves, their heirs and representatives to warrant and forever defend the title to the land to the Grantees, their successors and assigns, against all lawful claims of all persons, whomsoever.

Whenever 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 31ST day of May, 2002.

NELS ERIC HOWALT

TAMMIE M. HOWALT

Tammie M. Howalt joins in this conveyance to relinquish any and all right, especially marital rights, which she may have in said property by virtue of her marriage to Nels Eric Howalt.

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, **NELS ERIC HOWALT and TAMMIE M. HOWALT** personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 31st day of May , 2002.

NOTARY PUBLIC

My Commission Expires: 10-25-03

BERTIE JO WHITAKER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Bertie Jo Whitaker
My Commission Expires
October 25, 2003
STATE OF TENNESSEE

STATE OF TENNESSEE

COUNTY OF DAVIDSON

The actual consideration for this transfer, or value of property (whichever is greater) is: $177,800.00

Affiant

Subscribed and sworn before me this 31st day of May , 2002.

NOTARY PUBLIC

My Commission Expires: 10-25-03

BERTIE JO WHITAKER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Bertie Jo Whitaker
My Commission Expires
October 25, 2003
STATE OF TENNESSEE

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