Dav. Co. File Box 14-A
jtc file no. 15375-1

STATE OF TENNESSEE
COUNTY OF Davidson }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 103,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE

30th DAY OF August, 2002

Notary Public

MY COMMISSION EXPIRES 12/12/04

KATHY HAND NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:
Jeffrey S. Howard
(NAME)

309 Yorkshire Cr
(STREET ADDRESS OR ROUTE NUMBER)

Nashville, Tennessee 37211
(CITY) (STATE) (P.O. ZIP)

SEND TAX BILLS TO:

Countrywide Home Loans, Inc.
(NAME)

4500 Park Granada
(STREET ADDRESS)

Calabasas, CA 91302-1613
(CITY)(STATE) (ZIP)

MAP-PARCEL NUMBER
116-11-C-54

Davidson County DEEDWARR
Recvd: 09/03/02 08:28 2pgs
Fees:13.00 Taxes:381.10
20020903-0105648

FOR AND IN 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, Spence B. Smith and Jacqueline Marushka Smith, husband and wife, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jeffrey S. Howard, 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 in Davidson County, Tennessee, being building "K", Unit 125 of the resubdivision of Lot 2 of Phase IV, Villages of Brentwood as of record in Plat Book 6900, page 614, Register's Office for said County, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Spence B. Smith and Jacqueline Marushka Smith, husband and wife, by Deed of Record in Book 11371, Page 45, Register's Office for Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record.

The above legal description is the same as that contained in the previous deed of record.

unimproved ( )
This is improved (XX) property, known as 309 Yorkshire Cr, Nashville, TN 37211.

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. 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/our hand(s) this 30th day of August, 2002.

Spence B. Smith

Jacqueline Marushka Smith

STATE OF TENNESSEE

COUNTY OF Davidson }

Personally appeared before me, the undersigned , a Notary Public in and for said County and State, the within named Spence B. Smith and Jacqueline Marushka Smith, husband and wife, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained. Witness my hand and official seal, this 30th day of August, 2002.

Commission expires _____

_____
Notary Public

STATE OF TENNESSEE

COUNTY OF Davidson }

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named _____, _____ (title) for _____ (corporation), with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained, and who further acknowledged that _____ is the _____ (title) of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 30th day of August, 2002.

My Commission Expires:_____

_____
Notary Public

STATE OF TENNESSEE

COUNTY OF Davidson }

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named _____ , attorney-in-fact for _____ , with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained, and who further acknowledged that _____ is the attorney-in-fact of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 30th day of August, 2002.

My Commission Expires:_____

_____
Notary Public

Prepared by &

[redacted]

Smith.Sholar.Associates.PLLC.
P.O. Box 663
Gallatin, TN 37066
(615) 452-5282