THIS INSTRUMENT PREPARED BY:
Robert F. Spann, Attorney
Washington Square, Suite 400
214 Second Avenue, North
Nashville, TN 37201-1476

WARRANTY DEED

State of Tennessee)
County of Davidson)

The actual consideration or value, whichever is greater, for this transfer is $55,500.00.

Affiant

Sworn to and subscribed before me this 7 day of Oct, 2002.

NOTARY PUBLIC

My Commission Expires: 5-28-06

Davidson County DEEDWARR
Recvd: 10/08/02 08:41 2pgs
Fees:13.00 Taxes:205.35
20021008-0122211

ADDRESS - NEW OWNER	SEND TAX BILLS TO:	MAP/PARCEL NUMBER:
Jeffrey L. Howard	Same	Map 94-1
705 S. 14th Street		Parcel 332
Nashville, TN 37206		

FOR AND IN CONSIDERATION of the sum of ten dollars, cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Carmen Rochelle Dillard, unmarried**, hereinafter called "Grantor", has bargained and sold, and by these presents does transfer and convey unto **Jeffrey L. Howard**, hereinafter called "Grantee", his heirs and assigns, forever, a certain tract or parcel of land situated in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 37 on the Map of Shelby Village No. 2, as of record in Book 1895, page 48, Register's Office for Davidson County, Tennessee.

Said Lot No. 37 fronts 65.9 feet on the East side of South 14th Street, and runs back 122.9 feet on the North line, and 123.2 feet on the South line, to a Head line in the rear, on which it measures 66 feet.

Being the same property conveyed to Carmen Rochelle Dillard as the surviving tenant by the entirety, by deed from James W. Moss and wife, Ann C, Moss, of record in Book 4591, page 260, said Register's Office.

This is improved property known as 705 South 14th Street, Nashville, TN 37206.

TO HAVE AND TO HOLD the said property, with all appurtenances, estate, title, and interest thereto belonging to the Grantee, his heirs and assigns forever; and Grantor does covenant with the said Grantee that we 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 Grantor does further covenant and bind myself, my heirs, assigns and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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 my hand this 7 day of October, 2002.

Carmen R. Dillard

Carmen Rochelle Dillard

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, **Carmen Rochelle Dillard**, the Bargainer, 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 this 7 day of October, 2002.

Robert F Agee

NOTARY PUBLIC

My Commission Expires: 5-28-06