RETURN TO:
COMMONWEALTH TITLE AGENCY
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

PREPARED BY:
COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

WARRANTY DEED

THIS INDENTURE is made and entered into this **18th** day of **October, 2002, by and between NORMA L. JOHNSON, AN UNMARRIED WOMAN, hereinafter called Grantor, and GWYNN D. HOWELL, A MARRIED MAN, hereinafter called Grantee.**

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable considerations, the receipt of which are hereby acknowledged, NORMA L. JOHNSON, AN UNMARRIED WOMAN, Grantor, does hereby bargain, sell, transfer and convey unto GWYNN D. HOWELL, A MARRIED MAN, hereinafter referred to as Grantee, his successors, heirs and assigns, all of that certain real estate located in DAVIDSON County, Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of Grantor in and to all buildings and fixtures located on said real estate, and any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (collectively, the "Property"). This conveyance of the "Property" and all covenants and warranties contained herein, are made expressly subject to the exceptions and other matters set forth in Exhibit "B", which is attached hereto and incorporated herein by reference.

This is improved property known as 259 DULING AVENUE, MADISON, TN 37115.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto Grantees, his successors, heirs and assigns forever. The Grantor covenants and agrees with the said Grantee that Grantor is lawfully seized and possessed of the said real estate and that Grantor has a good and lawful right to sell the same. The Grantor further covenants that the same is unencumbered except as otherwise set forth in Exhibit "B".

Grantor further covenants and binds herself and her successors, heirs and assigns, to warrant and forever defend the title to said Grantee, his successors, heirs and assigns, against the lawful claims of all person whomsoever.

WITNESS the hand and seal of Grantor on the day and year first above written.

Norma L. Johnson
NORMA L. JOHNSON
Signature of Seller

Davidson County DEEDWARR
Recvd: 10/25/02 08:44 3pgs
Fees:18.00 Taxes:188.70

20021025-0130698

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, NORMA L. JOHNSON, AN UNMARRIED WOMAN, the within named bargainor, 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, at office, this **18th** day of October, 2002.

Notary Public

My Commission Expires: My Commission Expires May 30, 2004

Name and Address of Property Owner:

GWYNN D. HOWELL, A MARRIED MAN

412 GALLATIN ROAD SOUTH
MADISON, TN 37115

Property Address:

259 DULING AVENUE
MADISON, TN 37115

Person Responsible for Taxes:

SAME

Map & Parcel #: MAP 43-9, PARCEL 242

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **$51,000.00** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, a Notary Public, this **18th** day of **October, 2002.**

Notary Public

My Commission Expires: My Commission Expires May 30, 2004

RETURN TO:

COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

EXHIBIT 'A'

LAND in Davidson County, Tennessee, being the easterly 25 feet of the westerly half of Lot 31, Block "B" and the easterly 50 feet of Lot 31, Block "B" on the Plan of Woodlawn Estates, of record in Plat Book 843, page 82, Register's Office for said County.

Said parts of Lot 31 front together 75 feet on the northerly side of Duling Avenue and runs back between parallel lines, 165 feet to a dead line.

Being the same property conveyed to NORMA L. JOHNSON, AN UNMARRIED WOMAN, by Warranty Deed from LEO C CUNNIF AND WIFE LILA G, of record in BOOK 5606, PAGE 790, Register's Office for DAVIDSON County, Tennessee.

EXHIBIT 'B'

1. All REAL PROPERTY taxes for the year 2003 and subsequent years, A LIEN, not yet due and payable (MAP 43-9, PARCEL 242).

2. All matters as set forth on the Plan of Woodlawn Estatea, of record in Plat Book 843, page 82, said Register's Office.