THIS INSTRUMENT PREPARED BY:
Based on the information provided by the parties; No title search was requested or performed.

RAMSEY & THORNTON, PLC
ATTORNEYS AT LAW
MIDTOWN CENTER, SUITE D
320 EAST COLLEGE STREET
DICKSON, TENNESSEE 37055
RT0324.01

Davidson County DEEDWARR
Recvd: 11/12/02 11:04 2pgs
Fees:13.00 Taxes:27.75
20021112-0139718

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of ONE AND 00/100 ($1.00) DOLLAR, Cash in Hand paid by JOHNNY HOWELL, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, I, ELMER HOWELL, married, have bargained and sold, and by these presents do transfer and convey unto the said JOHNNY HOWELL, his heirs and assigns, a certain tract or parcel of land as follows:

Being a parcel of land located in Metropolitan Nashville-Davidson County, State of Tennessee, a portion of the Lonie Howell Heirs property as recorded and described above, bounded on the North by McPherson, East by Waters, South by Tract E, West by Tract D, and served by a 50 foot ingress-egress easement to Hester Beasley Road, and being referred to for the purposes of this Deed as Tract G and more particularly described as follows:

BEGINNING at an iron rod at the original northeasterly corner, same being a southeast corner of McPherson as recorded in Deed Book 10460, Page 849; thence along the original easterly line with Waters as recorded in Deed Book 406, Page 33747, South 08 degrees 06 minutes West 366.20 feet to an iron rod; South 19 degrees 11 minutes East 242.67 feet to an iron rod; thence along a new division line with Tract E South 78 degrees 37 minutes West 557.47 feet to an iron rod at the northeasterly terminus of a 50 foot easement to Hester Beasley Road; thence continuing along a new division line with Tract D North 05 degrees 01 minute 20 seconds West 412.10 feet to an iron rod on the original northerly boundary; thence along said northerly line with McPherson North 44 degrees 28 minutes East 257.13 feet; North 39 degrees 42 minutes East 44.89 feet; North 49 degrees 18 minutes East 48.82 feet; North 64 degrees 41 minutes East 84.49 feet; North 88 degrees 42 minutes East 232.35 feet to the beginning, containing 6.87 acres, more or less, and served by a 50 foot ingress-egress easement to Hester Beasley Road, according to a survey by Boyd B. Gibbs, RLS#1598, 106 South Public Square, Centerville, TN, dated July 12, 2002.

Being the same property conveyed to Elmer Howell, by Executor's Deed of Partition Between Tenants in Common from Margie Binkley and Eunice Campbell, Co-Executors of the Estate of Lonie Howell a/k/a Lonnie Howell, deceased, dated October 22, 2002, and of record in Davidson County as receipt number 20021023-0130050.

This property is subject to an existing Ingress-Egress Easement more particularly described in the deed of record in Davidson County as receipt number 20021023-0130050.

This property is subject to such limitations, restrictions and encumbrances as may affect the premises.

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging, to the said JOHNNY HOWELL, his heirs and assigns, forever. And I do covenant with the said JOHNNY HOWELL, that I am lawfully seized and possessed of the said land in Fee Simple; have a good right to convey it, and the same is unincumbered. And I do further covenant and

bind myself, my heirs and assigns, to warrant and forever defend the title to said land to the said JOHNNY HOWELL, his heirs and assigns, against the lawful claims of all persons whomsoever.

Brenda Howell, spouse of Elmer Howell, joins in this conveyance for the purpose of quitclaiming and conveying all right, title and interest she might have in and to the above described property.

WITNESS OUR HANDS, this 12th day of November, 2002.

Elmer D. Howell
ELMER HOWELL

Brenda Howell
BRENDA HOWELL

STATE OF TENNESSEE
COUNTY OF Davidson

I, a Notary Public of the State and County aforesaid, certify that the within named bargainors, ELMER HOWELL and wife, BRENDA HOWELL, with whom I am personally acquainted or who were proved on the basis of satisfactory evidence to me to be the persons described in and who executed the foregoing instrument, personally appeared before me and acknowledged under oath that they executed the foregoing instrument as their free act and deed for the purposes therein contained.

WITNESS MY HAND and official seal at office in said County this 12th day of November, 2002.

Debra K. King
NOTARY PUBLIC

My Commission Expires: 7-26-03

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $ 7500.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Johnny Howell
AFFIANT

Sworn to and subscribed to before me this 12th day of November, 2002.

Debra K. King
NOTARY PUBLIC

My Commission Expires: 7-26-03

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To be assigned
Map: ____
Group: ____
Parcel: ____

ADDRESS OF NEW OWNERS AND
SEND TAX BILLS TO:
JOHNNY HOWELL
8867 Beasley Rd.
Nashville, TN 37221