WARRANTY DEED

Davidson County DEEDWARR
Recvd: 12/02/02 16:04 2pgs
Fees:13.00 Taxes:536.50

20021202-0148262

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 145,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF November 2002

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Premier Title & Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, Tennessee 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Max W. Howland, Jr. (NAME)	Fifth Third Mortgage Company (NAME)	MAP 156-02
820 Harpeth Bend Drive (ADDRESS)	250 W. Main Street (ADDRESS)	PARCEL 168
Nashville, Tennessee 37221 (CITY) (STATE) (ZIP)	Lexington, KY 40507 (CITY) (STATE) (ZIP)	

FOR AND 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, Teresa Lynn Wallace and Emily Everett

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Max W. Howland, Jr., unmarried

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 Davidosn County, Tennessee, being Lot No. 720 on the Plan of Section Two, Harpeth Woods, of record in Book 5200, page 280, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Teresa Lynn Wallace, married, and Emily Everett, unmarried, by Quitclaim Deed from Teresa Lynn Wallace, married, of record in Book 10501, page 783, said Register's Office.

This conveyance is subject to (a) 2002 real property taxes which have been prorated and assumed by the grantor(s); (b) all matters appearing on the plan of record in Book 5200, page 280, said Register's Office; and (c) restrictive covenants of record in Book 5884, page 840, Book 5867, page 193, Book 5882, page 261 and Book 6097, page 560, said Register's Office.

unimproved ( )
This is improved (X) property, known as 820 Harpeth Bend Drive, Nashville, Tennessee 37221
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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. 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 our hand s this 26th day of November 2002

Teresa Lynn Wallace

Teresa Lynn Wallace

Emily Everett

Emily Everett by Teresa Lynn Wallace, Attorney in Fact

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 Teresa Lynn Wallace

the 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 and official seal at Nashville, Tennessee, this 26th day of November, 2002.

Commission expires

Notary Public

~~STATE OF TENNESSEE~~
~~COUNTY OF~~

~~Before me, a Notary Public within and for the State and County aforesaid, personally appeared and with whom I am personally acquainted and who upon oath(s) acknowledged to be the and respectively of the the within named bargainor, and corporation, and that as such being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said as such , and attesting the same by the said as such .~~

~~Witness my hand and official seal at office at on this the day of , .~~

~~My commission expires~~

~~Notary Public~~

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 26th day of November, 2002, before me personally appeared Teresa Lynn Wallace, to me known to be the person who executed the foregoing instrument on behalf of Emily Everett and who acknowledged that she executed the same as the free act and deed of Emily Everett. Witness my hand and seal this 26th day of November, 2002.

Notary Public