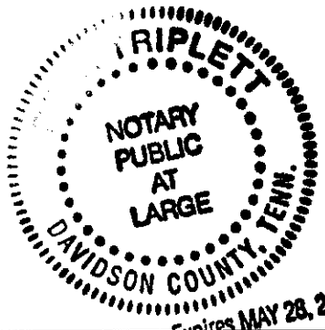
Box 13
#4747

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $112,000.00

Bobbie J. Howard
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3RD DAY OF DECEMBER, 2002.

Notary Public

MY COMMISSION EXPIRES: May 28, 2006.
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title and Escrow, 3354 Perimeter Hill Dr. Ste. 142, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Bobbie Howard	Bobbie Howard	50-3B-56
(NAME)	(NAME)	
1209 Strawberry Cove	1209 Strawberry Cove	
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37207	Nashville, TN 37207	
(CITY) (STATE) (ZIP)	(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, Fernelle Warren and Shundra Arrington Warren, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Bobbie Howard and Sheryl Sykes as joint tenants with right of survivorship, 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:

Being Lot No. 56 on the plan of Mulberry Downs Phase One, a Planned Unit Development, of record in Plat Book 6900, page 940, amended in Plat Book 7900, page 84-88, Register's Office for said County and State.
Said Lot No. 56 fronts 34.41 feet on the westerly side of Strawberry Cove and runs back 95.50 feet on the southerly side and 125.20 feet on the northerly side to a line in the rear which measures 85.40 feet thereon.

Being the same property conveyed to Fernelle Warren and Shundra Arrington Warren, by deed of record in Instrument No. 200001310009448, Register's Office for Davidson County, Tennessee.

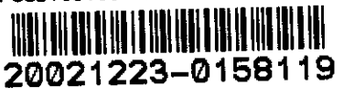
This instrument is executed on behalf of Fernelle Warren and Shundra Arrington Warren by J. Israel Gadson as their Attorney In Fact pursuant to recorded Power of Attorney of record in Instrument No. 20021223-0158119 in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐
This is improved ☒ property, known as 1209 Strawberry Cove, Nashville, TN 37207
(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.

Davidson County DEEDWARR
Recvd: 12/23/02 13:02 2pgs
Fees:13.00 Taxes:414.40



20021223-0158119

Witness my/our hand(s) this 3rd day of December, 2002.

Fernelle Warren by J. Israel Gadson atty in fact
Fernelle Warren

Shundra Arrington Warren by J. Israel Gadson atty in fact
Shundra Arrington Warren

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this the 3rd day of December, 2002, before me personally appeared J. Israel Gadson, the person who executed the foregoing instrument on behalf of Fernelle Warren and Shundra Arrington Warren and who acknowledged that he executed the same as the free act and deed of the said Fernelle Warren and Shundra Arrington Warren, through Power of Attorney granted him by the said Fernelle Warren and Shundra Arrington Warren.

Witness my hand and official seal at Nashville, Tennessee this 3rd day of December, 2002.

Commission expires: May 28, 2006

Beth Triplett
Notary Public

BETH TRIPLETT
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 28, 2006