This instrument prepared by:
Dennis Clifton Wright, Attorney
632 West Old Hickory Boulevard
Madison, Tennessee 37115-3514

Davidson County DEEDWARR
Recvd: 04/15/03 12:28 2pgs
Fees:13.00 Taxes:384.43
20030415-0050027

WARRANTY DEED

Address new owner as:	Send tax bills to:	Map-Parcel
Deonta Howard *et ux*	Same	Map 42-8
416 Amquiwood Court		Par 40
Madison, TN 37115		

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, Jerry C. Stevenson and wife, Ruby L. Stevenson, have this day bargained and sold, and do hereby transfer and convey to the said Deonta Howard and wife, ~~Kristin~~ Kirstan C. Howard, their heirs and assigns, certain real estate in Davidson County, Tennessee, described as follows:

Being Lot No. 36 on the Plan of Heritage Place Subdivision of record in Book 5200, page 628, Register's Office for Davidson County, Tennessee, to which plan reference in hereby made for a complete and accurate description thereof.

Being the same property conveyed to Jerry C. Stevenson and wife, Ruby L. Stevenson, by Substitute Trustee Deed, of record in Instrument Number 20030407-0045384, Register's Office for Davidson County, Tennessee.

This is improved property known as 416 Amquiwood Court, Madison, Tennessee.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging to the said Deonta Howard and wife, Kristin Howard, their heirs and assigns, forever.

And we, Jerry C. Stevenson and wife, Ruby L. Stevenson, do covenant with the said Deonta Howard and wife, Kristin Howard, that we are lawfully seized and possessed of said land in fee simple; that we have a good right to convey it, and that the same is unencumbered, except as otherwise herein set forth, and subject to restrictive covenants of record and all liens and records of encumbrance and for real property taxes for the year 2003.

And we, Jerry C. Stevenson and wife, Ruby L. Stevenson, do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Deonta Howard and wife, Kristin Howard, their heirs and assigns against the lawful claims of all persons whomsoever.

This description is the same used in the previous deed of record.

WITNESS our hands this 10th day of April 2003.

JERRY C. STEVENSON

RUBY L. STEVENSON

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Jerry C. Stevenson and wife, Ruby L. Stevenson, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 10 day of April 2003.

NOTARY PUBLIC

OLLIE MAI PARSLEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 25, 2006

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is $103,900.00.

AFFIANT

Subscribed and sworn to before me, this 10th day of April 2003.

NOTARY PUBLIC

STEPHANIE J. WILLIAMS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE MY COMMISSION EXPIRES NOVEMBER 26, 2003