BOOK 15

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 11/07/03 16:16 2pgs
Fees:13.00 Taxes:673.03

20031107-0163984

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $ 181,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF November, 2003

Notary Public

MY COMMISSION EXPIRES: 1/31/04
(AFFIX SEAL)

LEE CRAWFORD NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
Coomer and Jenkins, Suite 230, 392 Harding Place, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Adam C. Howell	MORTGAGE LENDERS OF AMERICA	MAP 172-15A
(NAME)	(NAME)	
2700 Campa Circle	8400 WEST 110th STREET #130	PARCEL 265
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	OVERLAND PARK, KS 66210	
(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, June J. Woodard, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Adam C. Howell and wife, Susan A. Howell

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 Davidson County, TN, being Lot No. 272 on the plan of Holt Woods, Section Thirteen of record in Plat Book 9700, pages 598 and 599, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to June J. Woodard by deed from Yazdian Construction, Inc. of record in Book 11413, page 865, Register's Office for Davidson County, TN.

Subject to restrictions of record in Book 9570, page 22; Book 10800, page 575; By-laws in Book 9570, page 13; Charter of record in Book 9570, page 5, said Register's Office.

This conveyance is subject to any and all existing easements of record including an easement in Book 10316, page 585 and Storm Water Detention Agreement in Book 10584, page 124, and to all matters shown on the plan of record in Book 9700, page 598-599, and PUD boundary addition in Plat Book 7900, page 668, said Register's Office.

The legal description is the same as the previous deed of record.

unimproved ( )
This is improved (X) property, known as 2700 Campa Circle, Nashville, TN 37211
(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 my hand this 5th day of November, 2003

June J. Woodard

June J. Woodard

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 June J. Woodard

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 5th day of November, 2003.

Commission expires 3-20-05

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 _____ and _____ 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