FILE NUMBER
257341

Davidson County DEEDWARR
Recvd: 12/09/03 09:57 2pgs
Fees:13.00 Taxes:878.38

20031209-0176300

This Instrument Prepared By:	Owner:	Send Tax Bills To:
R. W. Hardison, Attorney at Law 506 N. High Street Post Office Box 1967 Columbia, TN 38401	Scott Sherry and wife, Sidean Sherry 3800 Lakeridge Run Nashville, TN 37214	Scott Sherry and wife, Sidean Sherry 3800 Lakeridge Run Nashville, TN 37214

GENERAL WARRANTY DEED

This indenture is made and entered into this 21st day of November, 2003 between Larry W. Howse and Sheril D. Howse (hereinafter referred to as "GRANTOR") and Scott Sherry and wife, Sidean Sherry (hereinafter referred to as "GRANTEE").

For and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, cash in hand paid, Grantor does by these presents, sell, transfer and convey unto grantee, the following described tract or parcel of land:

SITUATE in the NINETEENTH (19TH) Civil District of Davidson County, Tennessee and being more particularly described as follows:

LAND in Davidson County, Tennessee, being Lot No. 23, on the Plan of First Revision, Phase Three, Lakeridge, as shown on plat of record in Plat Book 9700, page(s) 373, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

INCLUDED herewith is an undivided interest in the planned unit development common area.

Being the same property conveyed to Larry A. Howse and wife, Sheril D. Howse from Frank Batson Homes, Inc. by Deed dated November 25, 1998 of record in Book 11231, Page 710, Register's Office for Davidson County, Tennessee.

Tax Parcel # 109.01-0A-062.00

The above-described property is the same property contained in the prior deed and no new survey is available.

To have and to hold the above-described tract or parcel of land, together with all rights, titles, interests, easements, appurtenances, and hereditaments thereto appertaining, to Grantee, its heirs and assigns forever in fee simple.

Grantor covenants with Grantee that Grantor is lawfully seized and possessed in fee simple of the above-described tract or parcel of land, that Grantor has the full, good and lawful right and authority to sell, transfer and convey the same, and that the above-described tract or parcel of land is unencumbered, except for easements and/or restrictions, if any, of record in the Davidson County, Tennessee Register of Deeds office.

And, Grantor does warrant, and hereby binds its successors to title, to forever defend the title to the above-described tract or parcel of land against the lawful claims of all persons whatsoever, unto Grantee, its heirs and assigns.

In Witness Whereof, Grantor has set its hand(s) the date first above-written.

Larry W. Howse

Sheril D. Howse

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, R. W. Hardison, a Notary Public in and for the aforesaid state and county, personally appeared Larry W. Howse and Sheril D. Howse, to me known to be the person(s) described therein (or who proved to me to be the same on a satisfactory basis) and who acknowledged that the foregoing instrument was executed for the purposes contained therein.

Witness my hand and seal in Columbia, Tennessee this 21st day of November, 2003.

NOTARY PUBLIC
Commission Expires: 02/20/2007

R. W. HARDISON NOTARY PUBLIC AT LARGE MAURY COUNTY, TENN

OATH: I, the undersigned affiant, do hereby swear or affirm that the actual consideration for transfer or the value of the property being transferred, whichever is greater, is $237,400.00.

AFFIANT

SWORN TO AND SUBSCRIBED ~~BEFORE~~ ME THE UNDERSIGNED THIS 21 DAY OF November, 2003.

SEAL

NOTARY PUBLIC
COMMISSION EXPIRES: 02/20/07

R. W. HARDISON NOTARY PUBLIC AT LARGE MAURY COUNTY, TENN