Davidson County DEEDWARR
Recvd: 01/07/04 12:37 2pgs
Fees:13.00 Taxes:284.90
20040107-0002653

Warranty Deed

THIS INDENTURE, made and entered into this 3rd day of December 2003

by and between Gwynn D. Howell, a Married Man

of the first part, and Anjanette Gordon and Helen Gordon, joint tenants with rights of survivorship, of the second part

WITNESSETH: That for the consideration hereinafter expressed the said party/parties of the first part has/have bargained and sold and does/do hereby bargain, sell, convey and confirm unto the said party/parties of the second part the following described real estate, situated and being in Madison County of Davidson State of TN

Land in Davidson County, Tennessee, being the Easterly 25 feet of the westerly half of Lot 31, Block "B" and the easterly 50 feet of Lot 31, Block "B" on the Plan of Woodlawn Estates, of record in Plat Book 843, Page 82, Register's Office for said County.

Said parts of Lot 31 front together 75 feet on the northerly side of Duling Avenue and runs back between parallel lines, 165 feet to a dead line.

Being the same property conveyed to Gwynn D. Howell, a Married Man, herein by Warranty Deed dated October 18, 2002 filed for record October 25, 2002 at Instrument No. 20021025-0130698, in the Register's Office of Davidson County, Tennessee.

Gwynn D. Howell executes his wife's signature in this instrument pursuant to authority granted to him in Specific Power of Attorney being recorded simultaneously herewith.

Donna K. Howell joins in this conveyance for the sole purpose of conveying her maritial interest in the said property.

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party/parties of the second part, his/her/their heirs and assigns in fee simple forever.

And the said party/parties of the first part does/do hereby covenant with the said party/parties of the second part that he/she/they is/are lawfully seized in fee of the aforedescribed real estate; that he/she/they has/have a good right to sell and convey the same; that the same is unencumbered, except for year 2004 Davidson County real property taxes, being a lien not yet due and payable, Subdivision Restrictions, Building Lines and Easements of record in Plat Book 843, Page 82 all of record in said Register's Office.

and that the title and quiet possession thereto he/she/they will warrant and forever defend against the lawful claims of all persons.

THE CONSIDERATION for this conveyance is as follows: Ten Dollars and other valuable consideration, receipt of which is hereby acknowledged.

WITNESS the signature (s) of the said party/parties of the first part the day and year first above written.

Gwynn D. Howell

Donna K. Howell

By Gwynn D. Howell
Attorney in Fact

INDIVIDUAL

STATE OF TENNESSEE,
COUNTY OF DAVIDSON

Personally appeared before me, JOSHUA R. HOPKINS, a Notary Public of said County and State, Gwynn D. Howell, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 3rd day of December, 2003.

Notary Public

My Commission Expires 30 day of JULY, 2006

INDIVIDUAL

STATE OF TENNESSEE,
COUNTY OF SHELBY

Personally appeared before me, _____, a Notary Public of said County and State, _____, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 3rd day of December, 2003.

Notary Public

My Commission Expires _____ day of _____, 20__

ATTORNEY IN FACT

STATE OF TENNESSEE,
COUNTY OF DAVIDSON

On this 3rd day of DECEMBER, 2003, before me personally appeared GWYNN D. HOWELL to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of DONNA K. HOWELL, acknowledged that he executed the same as the free act and deed of said DONNA K. HOWELL.

Witness my hand, at office, this 3RD day of DECEMBER, 2003.

Notary Public

My Commission Expires 30 day of JULY, 2006

PARTNERSHIP

STATE OF TENNESSEE,
COUNTY OF SHELBY

Before me, _____, a Notary Public of said State and County aforesaid, personally appeared _____, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself (or herself) to be a partner of _____, the within named bargainor, a partnership, and that he as such partner, executed the foregoing instrument for the purpose therein contained, by signing the name of the partnership by himself (or herself) as partner.

Witness my hand and seal, this _____ day of _____, 2003.

Notary Public

My Commission Expires _____ day of _____, 20__

File Number: 20031117/JRH
Parcel Number: 043-09-0 242.00

(FOR RECORDING DATA ONLY)

Property address 259 Duling Avenue, Madison, TN 37115

Mail tax bills to: (Person or Agency responsible for payment of taxes)

Homecomings Financial Network,
2101 Rexford, Ste. 168W
Charlotte, NC 28211

This instrument prepared by: Fearnley & Califf, PLLC

Fearnley & Califf, PLLC
211 Donelson Pike, Suite 113
Nashville, TN 37214

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $77,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Anjanette Gordon
Affiant

Subscribed and sworn to before me this 3rd day of December, 2003.

Notary Public

My Commission Expires: 7-30-06

Return to:

Fearnley & Califf, PLLC
211 Donelson Pike, Suite 113
Nashville, TN 37214

Property Owner's Name and Address
Anjanette Gordon
Helen Gordon
259 Duling Avenue
Madison, TN 37115