Box 27

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

Davidson County DEEDWARR
Recvd: 02/11/04 14:34 2pgs
Fees:13.00 Taxes:270.10
20040211-0016702

WARRANTY DEED

Address new owner as:
Kimberly Julian
644 Farview Drive
Madison, Tennessee 37115

Send tax bills to:
Same

Map-Parcel
Map 43-6
Par 132

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, I, Doyle R. Howard, have this day bargained and sold, and do hereby transfer and convey to the said Kimberly Julian, her heirs and assigns, certain real estate in Davidson County, Tennessee, described as follows:

Being Lot No. 31, Farview Estates, Section 2, of record in Book 3600, page 6, said Register's Office, to which said plan reference is hereby made for a more complete legal description of said lot.

BEING the same property conveyed to Mary Frances Howard, by deed from Robert N. Nichols and wife Kathy M. Nichols, of record in Deed Book 6067, Page 572, Register's Office for said County, Tennessee. The said Mary Frances Howard having since died and the said property having vested in Doyle R. Howard under Item II of the Last Will and Testament of Mary Frances Howard which has been probated in the Probate Court for Davidson County, Tennessee, being No. 03P-1133.

This is improved property known as 644 Farview Drive, Madison, Tennessee.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging to the said Kimberly Julian, her heirs and assigns, forever.

And I, Doyle R. Howard, do covenant with the said Kimberly Julian that I am lawfully seized and possessed of said land in fee simple; that I 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 real property taxes for the year 2004.

And I, Doyle R. Howard, do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Kimberly Julian, her heirs and assigns against the lawful claims of all persons whomsoever.

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

WITNESS my hand this 9th day of February 2004.

DOYLE R. HOWARD, by
Jeffrey D. Howard, Power of Attorney

STATE OF TEXAS)
)
COUNTY OF Harris)

On this 9th day of February 2004, before me personally appeared Jeffrey D. Howard, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Doyle R. Howard and who acknowledged that he executed the same as the free act and deed of said Doyle R. Howard.

JANICE W. GALLAWAY
Notary Public
State of Texas
My Commission Expires
September 30, 2004

My Commission Expires:

NOTARY PUBLIC

The above referenced Power of Attorney naming Jeffrey D. Howard as the attorney in fact for Doyle R. Howard has been recorded in Instrument Number 20030622-0121915, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is $73,000.00

AFFIANT

Subscribed and sworn to before me, this 9 day of February 2004.

NOTARY PUBLIC

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE TO THE PROPERTY DESCRIBED HEREIN. THIS DEED HAS BEEN PREPARED SOLELY FROM INFORMATION FURNISHED TO THE PREPARER, WHO MAKES NO REPRESENTATION WHATSOEVER OTHER THAN IT HAS BEEN ACCURATELY TRANSCRIBED FROM THE INFORMATION PROVIDED.

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

My Commission Expires NOV. 25, 2006