Davidson County DEEDWARR
Recvd: 02/20/04 14:11 3pgs
Fees:18.00 Taxes:456.58
20040220-0019860

WARRANTY DEED

B-GMAC-04-2919

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $123,400.00

Affiant

Subscribed and sworn to before me, this 17th DAY OF February, 2004.

Notary Public

MY COMMISSION EXPIRES: 5/30/04

(AFFIX SEAL)

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
RUBY TITLE & ESCROW, LLC
2122 21st Avenue South
NASHVILLE, TENNESSEE 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
William E. VanBuren, III	GMAC Mortgage Corporation	
2919 Hillhurst Drive (ADDRESS)	100 Witmer Road (ADDRESS)	60-07 -137.00
Nashville, Tennessee ~~37027~~ 37207 (CITY) (STATE) (ZIP)	Horsham, PA 19044 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we E. PIERRE HOWELL AND WIFE CARMINA HOWELL, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto WILLIAM E. VANBUREN, III AND TEWANNA D. VANBUREN, husband and wife hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

This conveyance is subject to any and all existing easements and restrictions as shown of record.

SEE ATTACHED EXHIBIT "A"

unimproved ( )
This is improved (X) property, known as 2919 Hillhurst Drive, Nashville, Tennessee ~~37027~~ 37207
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this 17th day of February, 2004.

E. Pierre Howell

Carmina Howell

Carmina Howell

STATE OF Tennessee

COUNTY OF Davidson

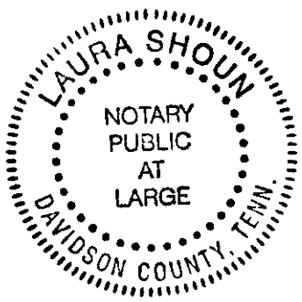
I, , a Notary Public of the County and State first above written, do hereby certify that E. Pierre Howell and wife Carmen Howell personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 17th day of February, 2004.

Notary Public

My Commission Expires: 5/30/04

(SEAL)



RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903

Exhibit "A"

Being Lot 74, Section 3, Hillhurst Acres, Plat Book 2331, Page 86, of record at Register's Office for Davidson County, Tennessee.

Being the same property conveyed to E. Pierre Howell, Married by Deed as of record in Instrument# 20020802-0092924, Register's Office for Davidson County Tennessee.

This conveyance is subject to any and all existing easements and restrictions as shown of record.