BOK 28A

04030264

OLD REPUBLIC
National Title Insurance Company
201 Fourth Avenue North Suite 150
Nashville, Tennessee 37219-2011

Davidson County DEEDWARR
Recvd: 04/06/04 10:55 2pgs
Fees:13.00 Taxes:111.00

20040406-0038805

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $30,000.00

Brandy K. Pull
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 5TH DAY OF APRIL, 2004

Jo Ann Smith
NOTARY PUBLIC

My Commission expires:

JO ANN SMITH NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires JULY 29, 2006

THIS INSTRUMENT PREPARED BY
Devereaux Cannon, Attorney 201 Fourth Avenue North, Suite 150 Nashville, Tennessee 37219-2011

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
JEFFREY L. HOWARD	WELLS FARGO HOME MORTGAGE, INC.	Map:83-1-139 Parcel:
(NAME) 705 SOUTH 14TH STREET	(NAME) PO BOX 10304	Map: Parcel:
(ADDRESS) NASHVILLE, TN 37206	(ADDRESS) DES MOINES, IA 50306-0304	Map: Parcel:
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FILE # 04030264

Warranty Deed

For and in Consideration Of the sum of $10.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we

SHIRLEY M. HERNDON , a single person

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

JEFFREY L. HOWARD , a single person

hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being the easterly one-half of Lot(s) 23, as shown on the map entitled W.H. Hyronemus' Addition, of record in Plat Book 161, page(s) 174, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to W. V. HERNDON AND WIFE, SHIRLEY M. HERNDON, by deed of record in Book 5755, page 884, said Register's Office. The said W. V. Herndon having since died.

This is improved property known as 1010 SHARPE AVENUE, Nashville, Tennessee 37206

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. We do covenant with 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 set out herein. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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 our hands this 1st day of April, 2004

SHIRLEY M. HERNDON

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named SHIRLEY M. HERNDON the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that he/she/they executed the within instrument for the purpose therein contained.

Witness my hand and official seal at the office this 1st day of April, 2004.

NOTARY PUBLIC

My Commission expires:

BRANDY K. BIRK
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 25, 2006