THIS INSTRUMENT WAS PREPARED BY
Bankers Title & Escrow Corp.
3310 West End Avenue, Suite 410
Nashville, Tennessee 37203

Davidson County DEEDWARR
Recvd: 05/10/04 15:14 2pgs
Fees:13.00 Taxes:1108.15
20040510-0053278

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 299,500.00
Mary R. Baker
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF April, 2004
Notary Public
MY COMMISSION EXPIRES: 12-15-04
(AFFIX SEAL)

LAURIE M. HART NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN MY COMMISSION EXP. 12-15-2004

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Lee V. Emerson (NAME)	Lee V. Emerson (NAME)	MAP 132-1-A
1001 St. Andrews Place (ADDRESS)	14375 Manuella Road (ADDRESS)	PARCEL 1
Nashville, TN 37204 (CITY) (STATE) (ZIP)	Los Altos Hill, CA 94022 (CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, David Avent Howe, Sr. and JoAnna Jones Howe

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Lee V. Emerson, a married person

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, Being Lot No. 1 on the Plan of St. Andrews Place of record in Book 6250, page 909, Registers office for Davidson County, Tennessee.

Said Lot No. 1 fronts 113.25 feet on the southerly margin of St. Andrews Place and extends back 116.35 feet on the westerly line and 141.90 feet on the easterly line to a line in the rear measuring 110.0 feet thereon.

Being the same property conveyed to David Avent Howe, Sr. and wife Joanna Jones Howe by warranty deed from Jeff G. Jones, unmarried, as of record in Book 8921, page 797, Registers office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 1001 St. Andrews Place, Nashville, TN 37204
(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 GRANTEES, their heirs and assigns forever; and we do covenant with the 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 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 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 hand s this 30th day of April, 2004

David Avent Howe Sr. by: JoAnna Jones Howe POA
David Avent Howe, Sr.

JoAnna Jones Howe
JoAnna Jones Howe

STATE OF TENNESSEE
COUNTY OF DAVIDSON
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named JoAnna Jones Howe

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 30th day of April 2004.

Commission expires July 24, 2007

Notary Public

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named JoAnna Jones Howe, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument on behalf of David Avent Howe, Sr. as his attorney in fact, as the free act and deed of the within named David Avent Howe.

Witness my hand and official seal at Nashville this 30th day of April, 2004.

My commission expires:

July 24, 2007

NOTARY PUBLIC

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.