03

Realty Title
48-A

Prepared by:
Realty Title & Escrow Company, Inc.
P. O. Box 1369
Brentwood, TN 37024

Davidson County DEEDWARR
Recvd: 05/11/04 15:08 2pgs
Fees:13.00 Taxes:277.50

20040511-0054115

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $75,000.00.

Isaac L. Howard
Affiant

NOTARY PUBLIC AT LARGE TN DAVIDSON CO

Subscribed and sworn to before me this 30th day of April, 2004.

Diane K. Gum
Notary Public
My commission expires: 03/14/05

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Isaac L. Howard 2420 Cruzen Street Nashville TN 37211	New Owner	118-08-0 131.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Harlan L. Meyer and wife, Edna Meyer, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Isaac L. Howard, hereinafter called the Grantees, their successors 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. 265 on the Plan of Grandview Heights, of record in Book 161, Pages 14 and 15, Register's Office for said County.
>
> Said Lot No. 265 fronts 50 feet on the east side of Cruzen Avenue and extends back between parallel lines 150 feet to an alley.
>
> Being the same property conveyed to Edna Meyer, by deed from Avery M. Richardson and wife, Evylee Richardson, of record in Book 5804, Page 344, Register's Office for Davidson County, Tennessee. Subject property being further conveyed to Monte D. Curry, Trustee, by quitclaim deed from Edna Meyer and Harlan L. Meyer, of record in Book 6342, Page 220, said Register's Office. Monte D. Curry, Trustee, then conveyed back to Harlan L. Meyer and Edna Meyer to create a tenancy by the entirety; in same quitclaim deed of record in Book 6342, Page 220, said Register's Office.
>
> This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.
>
> This property is improved property known as 2420 Cruzen Street, Nashville, TN 37211.

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

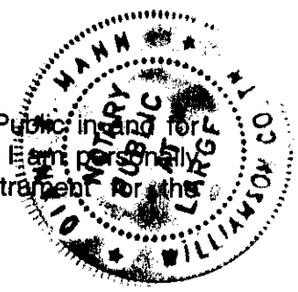
Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS my hand this 30th day of April, 2004.

Harlan L. Meyer
Harlan L. Meyer

Edna Meyer
Edna Meyer

STATE OF TENNESSEE
COUNTY OF DAVIDSON



Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Harlan L. Meyer and Edna Meyer, with whom I am personally acquainted, and who acknowledged they executed the within instrument for the purposes therein contained

Witness my hand in Nashville, TN, this 30th day of April, 2004.

Notary Public

My Commission expires 03/14/05