This Instrument Prepared By:
Title Enterprises, LLC
320 Seven Springs Way
Suite 150, Seven Springs I
Brentwood, Tennessee 37027
6040154

Davidson County DEEDWARR
Recvd: 05/12/04 14:38 2pgs
Fees:13.00 Taxes:226.65
20040512-0055230

Return to:
Elite Title Company
109 Westpark Drive
Suite 100
Brentwood, TN 37027

Send Tax Bills To:
First Franklin Loan Service
150 Allegheny Center Mall
Pittsburgh, PA 15212
New Owner is:
Rebecca Quigley
1212 Montgomery Avenue
Nashville, TN 37207

MAP: 71-16
PARCEL: 281.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **Bruce Howard and wife, Gladys Howard**, hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Rebecca Quigley, unmarried** , hereinafter referred to as Grantee, its heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

A certain tract or parcel of located in Davidson County, Tennessee, described as follows to-wit:

Land in Davidson County, Tennessee, being northerly ten feet of Lot No. 351 and all of Lot No. 350, and the southerly ten feet of Lot No. 349 on the Plan of Oakwood Park, of record in Book 421, page 12, Register's Office for said County.

Said Lot and parts of lots adjoin and fron together fifty feet on the easterly side of Montgomery Avenue, formerly North 9th Street, and run back between parallel lines 165 feet to an alley.

Being the same property conveyed to Bruce and Gladys Howard by QuitClaim Deed from Virginia Howard Inman dated 12/01/95, recorded 12/04/95, in Book 9877, page 301, Register's Office for Davidson County, Tennessee. Also acquired in Book 4295, page 423 in said Register's Office.

This conveyance is made subject to any and all zoning regulations, building restrictions, setback lines, if any, easements and rights for public utilities applicable to this property. Taxes for the current year have been prorated and are assumed by the Grantee(s) herein.

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and that same is unencumbered, except for the taxes for the current year and which have been prorated and assumed by the Grantee.

The Grantor does further covenant and bind themselves and their heirs and representatives to warrant

and forever defend the title to the said tracts or parcels of land to the said Grantee, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 6 day of May, 2004.

GRANTOR:

Bruce Howard

Bruce Howard

Gladys Howard

Gladys Howard

ACKNOWLEDGEMENT

STATE OF TENNESSEE)
COUNTY OF Williamson)

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **Bruce Howard and Gladys Howard**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the 6 day of May, 2004.

NOTARY PUBLIC
Notary Public
LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 25, 2007

My Commission Expires:_____

STATE OF TENNESSEE)
COUNTY OF _____)

The actual consideration or value, whichever is greater, for this transfer is $61,258.00.

Melissa K. Sanders

Affiant

SWORN TO and subscribed before me this 6 day of May, 2004.

NOTARY PUBLIC
AT
LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 25, 2007

NOTARY PUBLIC

My commission expires:

_____