File #200410169

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $336,000.00.

Patricia A. Gilliam
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th day of June, 2004.

Carol R Rivers
Notary Public

MY COMMISSION EXPIRES: 11/30/04

(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 06/28/04 13:59 2pgs
Fees:13.00 Taxes:1243.20

20040628-0076479

CAROL R. RIVERS NOTARY PUBLIC AT LARGE WILLIAMSON CO., TENN. MY COMMISSION EXPIRES: NOVEMBER 30, 2004

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney, Three Maryland Farms, Suite 150, Brentwood, TN 37027

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Joel Howell and wife, Suzanne Howell		Map: 160-08-12.00
(NAME) 508 Broadwell Drive	(NAME) New Owners	Parcel:
(ADDRESS) Nashville TN 37220	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN 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, **PATRICIA A. GILLIAM, UNMARRIED,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **JOEL HOWELL AND WIFE, SUZANNE HOWELL**, 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:

Tract I:

Land in Davidson County, Tennessee, being all of Lot No. 18, on the Plan of Broadwell Acres, as shown by plat appearing of record in Plat Book 2663, Page 118, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Being the same property conveyed to Howard W. Gilliam and wife, Geneva H. Gilliam by Warranty Deed dated October 9, 1959 of record in Book 2964, Page 415, Register's Office for Davidson County, Tennessee. The said Geneva H. Gilliam died on April 7, 1981, leaving Howard W. Gilliam as the sole surviving tenant by the entirety. The said Howard W. Gilliam died testate on April 19, 2000 devising subject property to Patricia A. Gilliam as evidenced of record in File # 00P-1513, Probate Court Clerk's Office for Davidson County, Tennessee.

Tract II:

Being a triangular strip of land lying at the southwest corner of Lot No. 18 and shown on the plan of Broadwell Acres, as of record in Book 2663, Page 118, Register's Office for said County, and described as follows:

BEGINNING at a point in the northwesterly margin of Broadwell Drive, at the corner of said Reserved Strip and of Lot No. 18; thence, along the line of Lot No. 18, Northwesterly 120 feet to the line of the Horton Property; thence, along the line of said property, Southerly 192 feet to the Northwesterly margin of Broadwell Drive; thence, with the margin of the same, Northeasterly around a curve, 129.2 feet to the point of beginning.

Being the same property conveyed to Howard W. Gilliam and wife, Geneva H. Gilliam by Warranty Deed dated December 11, 1959 of record in Book 3030, Page 249, Register's Office for Davidson County, Tennessee. The said Geneva H. Gilliam died on April 7, 1981, leaving Howard W. Gilliam as the sole surviving tenant by the entirety. The said Howard W. Gilliam died testate on April 19, 2000 devising subject property to Patricia A. Gilliam as evidenced of record in File # 00P-1513, Probate Court Clerk's Office for Davidson County, Tennessee.

Tract III:

A Tract being marked "Reserved" lying immediately south of Lots Nos. 25 and 26, and west of Lots 18 and 24, and being shown on the Plan of Broadwell Acres, as of record in Book 2663, Page 188, Register's Office for Davidson County, Tennessee and described as follows:

Said Reserved Tract fronts 240 feet on its north line adjoining the south rear line of Lots No. 25 and 26, and runs back between lines, 165 feet on it's west line and 164.7 feet on it's east line along the west lines of Lots No. 18 and 24, to a dead line in the rea on which it measures 241 feet.

Being the same property conveyed to Howard W. Gilliam by Warranty Deed dated July 13, 1990 of record in Book 8154, Page 37, Register's Office for Davidson County, Tennessee. The said Howard W. Gilliam died testate on April 19, 2000 devising subject property to Patricia A. Gilliam as evidenced of record in File # 00P-1513, Probate Court Clerk's Office for Davidson County, Tennessee.

This conveyance is subject to the following:
Restrictive Covenants of record in Book 2880, Page 353; all matters shown on plat of record in Plat Book 2663, Page 118; and any and all matters of record, all in the Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved (X) property, known as 508 Broadwell Drive, Nashville, TN 37220
(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 Grantors covenant with the said GRANTEES that they 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 except for the current year property taxes which are being prorated between the parties and Grantees agreeing to pay said tax when due; and Grantors further covenant and bind themselves, their heirs and assigns, 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 hands this 11th day of June, 2004.

Patricia A. Gilliam

Patricia A. Gilliam

STATE OF Tennessee
COUNTY OF Williamson

Before me, the undersigned Notary Public, personally appeared Patricia A. Gilliam who is known to me or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this 11th day of June, 2004.

Carol R Rivers

Notary Public

My Commission Expires: 11/30/04

(SEAL)

CAROL R. RIVERS
NOTARY PUBLIC AT LARGE
WILLIAMSON CO., TENN.
MY COMMISSION EXPIRES: NOVEMBER 30, 2004

Mail After Recording To:

Southern Title Services, LLC
Three Maryland Farms, Suite 150
Brentwood, TN 37027