THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 22978-06-2004** File Box 9B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $20,000.00. Affiant Subscribed and sworn to before me this 2nd day of July, 2004. Notary Public My Commission Expires:

GEORGE E. MUDTER, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires SEPT. 25, 2004

WARRANTY DEED

Address New Owner: Magdalene Homes, LLC, a Tennessee Non-Profit Limited Liability Company 200 24th Avenue South Nashville, TN 37203	**Send Tax Bills To:** New Owner	**Tax Information:** Map & Parcel Nos: 092-06-0-330.00 092-06-0-699.00 092-06-0-329.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Marilon J. Howard, Unmarried**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Magdalene Homes, LLC, a Tennessee Non-Profit Limited Liability Company** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is unimproved property located at 717 & 719 29th Avenue North and 2905 Booker Street, Nashville, TN 37209

Subject property is not the principal residence of the Grantor.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on the 2nd day of July, 2004.

Marilon J. Howard

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Marilon J. Howard,** 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, at office, this 2nd day of July, 2004.

Notary Public

My Commission Expires:

GEORGE E. MUDTER, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires SEPT. 25, 2004

Davidson County DEEDWARR
Recvd: 07/06/04 15:56 2pgs
Fees:13.00 Taxes:74.00

20040706-0080149

EXHIBIT "A"

TRACT I:

Land in Davidson County, Tennessee, being Lot No. 49 on the Plan of Map of L. C. Thuss' Subdivision of A Part of the Barrow Lands, as of record in Plat Book 547, page 102, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being part of the same property conveyed to Marilon J. Howard by Deed dated, March 31, 1995 from Leland D. Watts and wife, Winnifred A. Watts of record in Book 9636, page 240, Register's Office for Davidson County, Tennessee.

TRACT II:

Land in Davidson County, Tennessee, being Lot No. 50 on the Plan of Map of L.C. Thuss' Subdivision of A Part of the Barrow Lands, as of record in Plat Book 547, page 102, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being part of the same property conveyed to Marilon J. Howard by Deed dated, March 31, 1995 from Leland D. Watts and wife, Winnifred A. Watts of record in Book 9636, page 240, Register's Office for Davidson County, Tennessee and being further conveyed by Order to Quiet Title of record in Instrument No. 20040329-0034939.

TRACT III:

Land in Davidson County, Tennessee, being part of Lot No. 66 on the map of L. C. Thuss' Subdivision of part of the Barrow Lands, of record in Book 547, page 102, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being part of the same property conveyed to Marilon J. Howard by Deed dated, March 31, 1995 from Leland D. Watts and wife, Winnifred A. Watts of record in Book 9636, page 240, Register's Office for Davidson County, Tennessee and being further conveyed by Order to Quiet Title of record in Instrument No. 20040329-0034939.

This conveyance is made subject to:

1. 2004 City/County Taxes which have been prorate by the parties and assumed by the Grantee.
2. All matters appearing on the Plan of record as Book 547, page 102, Register's Office for Davidson County, Tennessee.