Davidson County DEEDWARR
Recvd: 09/01/04 14:38 2pgs
Fees:13.00 Taxes:122.10
20040901-0105941

THIS INSTRUMENT PREPARED BY:

Homer R. Ayers, Attorney at Law
303 Frances Street (Zip 37072)
P. O. Box 904
Goodlettsville, TN 37070-0904

Warranty Deed

ADDRESS NEW OWNERS:	PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES:	MAP-PARCEL NOS.
John W. Bryant, et ux 1010 Highland Circle Madison, TN 37115	Same as New Owner	Map 42-4 Parcel 40

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, AGNES T. HOWELL, a widow, hereinafter referred to as the "GRANTOR", has bargained and sold and by these presents does transfer and convey unto JOHN W. BRYANT and wife, BRENDA J. BRYANT, hereinafter referred to as the "GRANTEES", their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING a part of Lot No. 15 on the Map of Bransford Realty Company's Amqui Subdivision, as of record in Book 421, pages 38 and 39, Register's office for said County.

Said part of said lot fronts 75 feet on the southerly side of Highland Circle and runs back between lines, as measured from the center line of said easterly line being 75 feet west and running parallel with the common line of Lots 15 and 16 and __ feet on the westerly line, to the northerly line of Lot 14 and measuring 45 feet thereon.

BEING the same property conveyed to Taff S. Nash and wife, Josephine T. Nash by deed from A. L. Johnson and wife, Floy F. Johnson, of record in Book 4832, page 114, Register's Office for Davidson County, Tennessee. And, the said Josephine T. Nash died on March 29, 1999, at which time the property became vested in Taff S. Nash, in fee simple. The said Taff S. Nash a/k/a Taft S. Nash died on February 12, 2003, leaving a Last Will and Testament dated May 5, 1999, naming Agnes T. Howell a/k/a Agnes G. Howell as Executrix and leaving all of his Residuary Estate to Agnes G. Howell a/k/a Agnes T. Howell. The said Last Will and Testament being admitted to probate in the Seventh Circuit Court for Davidson County, Tennessee under Docket Number 03P756 and being filed as Volume 5294-1134392 in the Probate Clerk's Office for Davidson County, Tennessee vesting title to the above described property in Agnes T. Howell a/k/a Agnes G. Howell, a widow.

Agnes T. Howell and Agnes G. Howell is one and the same person.

Taff S. Nash and Taft S. Nash is one and the same person.

The legal description, as hereinabove set forth is the same as that contained in the previous Deed of Record.

The current mailing address for said property is 1010 Highland Circle, Madison, TN 37115.

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 I, the GRANTOR, do covenant with the said GRANTEES, that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it and warrant that the same is unencumbered, except as follows:

1. Real Property Taxes for the year 2004, which are a lien, but not yet due and payable, and which will be paid, in full, without proration, by the GRANTEES, when due.

2. Subject to any and all matters as they may appear on the plan of record in Book 421, pages 38 and 39, said Register's Office.

And, I, the GRANTOR, do further covenant and bind myself, my 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.

WITNESS our hands on the day and date last acknowledged below.

"GRANTOR"

Agnes T. Howell
AGNES T. HOWELL
a/k/a AGNES G. HOWELL

"GRANTEES"

John W. Bryant
JOHN W. BRYANT

Brenda J. Bryant
BRENDA J. BRYANT

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, AGNES T. HOWELL, a/k/a AGNES G. HOWELL, and JOHN W. BRYANT and wife, BRENDA J. BRYANT, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this the 31st day of August, 2004.

HOMER R. AYERS
Notary Public At Large
Exp. 8/20/2005
STATE OF TENNESSEE

NOTARY PUBLIC

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value, whichever is greater, for this transfer is $33,000.00.

John W. Bryant
Affiant

Sworn to and subscribed before me, this the 31st day of August, 2004.

HOMER R. AYERS
Notary Public At Large
Exp. 8/20/2005
STATE OF TENNESSEE

NOTARY PUBLIC