RECORD AND RETURN TO:
Heritage Title Services, LLC
One Lakeview Plaza
25 Century Blvd., Suite 505
Nashville, TN 37214

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $105,952.00

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 31st DAY OF AUGUST, 2004.

NOTARY PUBLIC

My commission expires: 9/30/06

JANE GRAMMER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Commission Expires SEPT. 30, 2006

Davidson County DEEDWARR
Recvd: 09/23/04 15:34 2pgs
Fees:13.00 Taxes:244.02
20040923-0115191

THIS INSTRUMENT PREPARED BY:
Heritage Title Services, LLC, One Lakeview Plaza, 25 Century Blvd., Suite 505, Nashville, TN 37214

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
JAMES HOWARD 4121 Boyd Drive Nashville, Tennessee 37218	Same as new owner	MAP 59-5 PARCEL 41.00

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS and NO/100 ($10.00) DOLLARS, and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee, the receipt of which is hereby acknowledged; the undersigned, **DELORES E. ARMSTRONG, an unmarried woman,** hereinafter called the Grantor, has bargained and sold and by these presents do hereby transfer and convey unto **JAMES HOWARD, a married man,** hereinafter called the Grantee, his heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

> Being Lot No. 88 on the Plan of Buena Vista Estates, Section 2, as of record in Book 4175, page 139, Register's Office for said County, to which said plan reference is hereby made for a complete legal description of said lot.
>
> Being the same property conveyed to Delores E. Armstrong, an unmarried woman by Imperial Corporation, of record in Book 4522, page 190, Register's Office for Davidson County, Tennessee. Reference also instrument of record in Instrument No. 20011206-0134595, said Register's Office.
>
> This conveyance is made subject to all matters as shown on subdivision Plan of record in Book 4175, page 139; to restrictive covenants of record in book 4435, page 92; both of the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.
>
> This is improved property known as 4121 Boyd Drive, Nashville, Tennessee 37218.

TO HAVE AND TO HOLD said real estate, together with all of the appurtances, estate and title thereunto belonging, unto the said Grantee, his heirs and assigns, forever.

The undersigned covenant with the said Grantee that she is lawfully seized and possessed of said real estate; that she has a good right to convey the same; and that it is unencumbered except by lien of the 2004 property taxes.

The undersigned further covenant and bind herself, her heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee, his heirs and assigns, against the lawful claims of all person, whomsoever.

WITNESS MY HAND, this the 31st day of August, 2004.

DELORES E. ARMSTRONG

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, Delores E. Armstrong, 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 and seal, this the 31st day of August, 2004.

Notary Public

JANE GRAZER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My commission expires: 9/30/06