# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $54,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14TH DAY OF JANUARY, 2005.

Notary Public

MY COMMISSION EXPIRES: February 10, 2008.
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE CHEATHAM COUNTY, TENN.

My Commission Expires FEB 10, 2008

**THIS INSTRUMENT WAS PREPARED BY**
Closing & Title Services, Inc. 533 Rivergate Parkway, Goodlettsville, TN 37072-2027

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| E. B. HILL<br>C/O W. T. Hill, Attorney<br>(NAME) | E. B. HILL<br>C/O W.T. Hill, Attorney<br>(NAME) | Map161-01-A Parcel 600 |
| AmSouth Center Suite 1230 | AmSouth Center Suite 1230 | |
| (ADDRESS)<br>315 Deaderick Street | (ADDRESS)<br>315 Deaderick Street | |
| Nashville, TN 37238<br>(CITY) (STATE) (ZIP) | Nashville, TN 37238<br>(CITY) (STATE) (ZIP) | |

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **TERESSA W. HOWELL, married, A/K/A Teresa W. Howell** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **E. B. HILL,** HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A Certain Condominium Apartment in Davidson County, Tennessee, Being Unit No. 5306 #3 on the plan of Danbury Condominiums, as set forth in Exhibit "C" of the Master Deed and By-Laws of record in Book 6612, Page 75, (Exhibit "C" being of record at page 122) Register's Office for said County, to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Teresa W. Howell by Warranty Deed recorded in Instrument #20030401-0042637, Register's Office for Davidson County, Tennessee.

This is the same legal description as on the previous deed of record.

This conveyance is made subject to any and all existing restrictions, setbacks, zoning regulations, covenants, conditions, and easements of record as may affect the aforedescribed tract of land.

2004 property taxes shall be the responsibility of the Grantee when due and payable.

Teressa W. Howell, Grantor, is one and the same person as, Teresa W. Howell. Grantor's deed of record reflects her name as Teresa W. Howell (sic).

Scott Southworth, spouse of the Grantor, joins in this conveyance for the purpose of conveying any right, title or interest which he may have, marital or otherwise, in and to subject property.

This is improved property, known as 5306 EDMONDSON PIKE #3, NASHVILLE, TN 37211
(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 GRANTEE, his heirs and assigns forever; and I do covenant with the said GRANTEE that I am 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 I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his 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 my hand this 14th day of January, 2005.

Davidson County DEEDWARR
Recvd: 01/18/05 15:54 2 pgs
Fees:13.00 Taxes:201.65

20050118-0006339

TERESSA W. HOWELL

SCOTT SOUTHWORTH

STATE OF TENNESSEE

COUNTY OF Davidson

Before me, the undersigned, a Notary Public, in and for the said County and State, TERESSA W. HOWELL and husband SCOTT SOUTHWORTH the within named bargainor(s), with whom I am personally acquainted or proved to be on the basis of satisfactory evidence and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this: 1/14/2005.

Commission expires: February 10, 2008

Larry D. Craig Notary Public

NOTARY PUBLIC AT LARGE CHEATHAM COUNTY, TENN.

My Commission Expires FEB. 10, 2008