THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE COUNTY OF DAVIDSON
Bankers Title & Escrow Corp. 3310 West End Ave., Ste. 410 Nashville, TN 37203	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ **200,000.00**. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th day of January, 2005. Notary Public MY COMMISSION EXPIRES: 3-26-05 (AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 01/19/05 11:22 2 pgs
Fees:13.00 Taxes:740.00
20050119-0006693

KIMBERLY R. DOUGHER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John W. Lantz	c/o Caren Joy Dickson	MAP 131-12
458 East Jefferson	218 Third Ave. North	PARCEL 26
Pomona, California 91767	Franklin, TN 37064	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, I, **John F. Howell, Jr., unmarried**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **John Walfred Lantz, a married man as his sole and separate property**

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:

LAND in Davidson County, Tennessee, beginning 225 feet south 19 degrees 15' west along the westerly margin of Scenic Drive from the southeasterly corner of the Edward E. Thalman Property and the W. E. corner of the property conveyed to Houston T. Ezell and wife, Mabel W. Ezell by deed from J. E. Turentine, and wife, Willomina Turentine, as of record in Book 2910, page 213, Register's Office for Davidson County, Tennessee; thence, along the westerly margin of Scenic Drive, South 19 degrees 15' West a distance of 100 feet to a point; thence, North 1 degree 05' East a distance of 108 feet to a point; thence, south 85 degrees 15' East a distance of 307 feet to the point of beginning.

BEING the same property conveyed to John F. Howell, Jr. by warranty deed from Imogene W. Maxwell of record as Instrument No. 20030714-0097922 and by Deed of Correction of record as Instrument No. 20040703-0091603, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is **(X)** IMPROVED property known as **4409 Scenic Drive, Nashville, TN 37204.**

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 we do covenant with the said GRANTEES that we 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 we do further covenant and bind ourselves, our 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. 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 the 17th day of January, 2005.

John F. Howell, Jr.

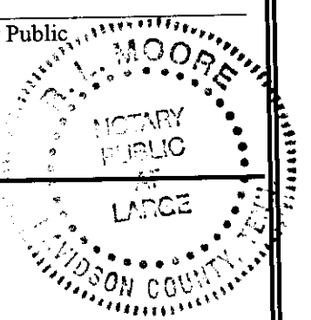
STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **John F. Howell, Jr.** the bargainor__, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor__, and who acknowledged that he executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 17th day of January, 2005.

My Commission expires May 24, 2008

Notary Public



STATE OF TENNESSEE
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named the bargainor__, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor__, and who acknowledged that_____ executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 17th day of January, 2005.

My Commission expires _____

_____
Notary Public