WARRANTY DEED

Davidson County DEEDWARR
Recvd: 02/11/05 15:28 2 pgs
Fees:13.00 Taxes:525.40

20050211-0016165

STATE OF TENNESSEE
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 142,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF February 2005

Notary Public

MY COMMISSION EXPIRES: April 23, 2005
(AFFIX SEAL)

KATHRYN WESTBROOK NOTARY PUBLIC TN LARGE WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Steltemeier & Westbrook, Attys, 2002 Richard Jones Rd., C-101, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Rosemary A. Howard (NAME)	SAME (NAME)	131-01-0-D
5025 Hillsboro Rd, Unit 11-D (ADDRESS)	(ADDRESS)	#72.00
Nashville TN 37215 (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, WE, Martha A. Wilson Shields, married and Bobby L. Shields

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Rosemary A. Howard and Seth A. Howard, both unmarried

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:

Being Unit No. 72 as shown on the Plat of Georgetown Apartments, a condominium, of record in Book 5200, page 4, Register's Office for Davidson County, Tennessee, together with an undivided .410% interest in the common elements of 5025 Hillsboro Homeowner's Association, as described in Book 5211. page 325, et seq., said Register's Office. Said Unit is also known as Apartment No. 11D.

Being the same property conveyed to Martha A. Wilson NKA Martha A. Wilson Shields by deed from Barry W. Cook, unmarried and Sammie Cook and wife, Maxine A. Cook of record in Book 8449, page 384, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all covenants, conditions and restrictions of record.

Martha A. Wilson and Martha A. Wilson Shields are one and the same person.

unimproved ( )
This is improved (X) property, known as 5025 Hillsboro Road, Unit 11-D, Nashville, TN 37215
(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 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 9th day of February 2005

Martha A. Wilson Shields

Martha A. Wilson Shields

Bobby L. Shields

Bobby L Shields

STATE OF ~~TENNESSEE~~ OHIO

COUNTY OF HAMILTON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Martha A. Wilson Shields, married and Bobby L. Shields

the bargainor _____, 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 official seal at Cincinatti, Ohio ~~Nashville~~, ~~Tennessee~~ this 7th ~~day~~ day of February 2005.

Commission expires ~~April 23, 2005~~ 6/24/08

Orly P Segal
Notary Public

STATE OF ~~TENNESSEE~~ OHIO

COUNTY OF HAMILTON

Before me, Orly P Segal a Notary Public within and for the State and County aforesaid, personally appeared Martha ~~and~~ Shields and Bobby Shields with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____

Witness my hand and official seal at office at 9477 Kenwood Rd Cinti, Oh 45242 on this the 7 day of February 2005.

My commission expires June 24 2008

Orly P Segal
Notary Public

And I, Bobby L. Shields, husband of Martha A. Wilson Shields join in the execution of this instrument for the purpose of transferring and conveying all, right, title and interest which I may have in said property by virtue of my marriage or otherwise.

NOTARY PUBLIC STATE OF OHIO

ORLY P. SEGAL
Notary Public, State of Ohio
My Commission Expires
June 24, 2008