Davidson County DEEDWARR Recvd: 03/29/05 10:46 2 pg: Fees:13.00 Taxes:453.25 20050329-0033552 (Notary Stamp)	STATE OF TENNESSEE COUNTY OF WILLIAMSON The actual consideration or value, whichever is greater, for this transfer is $122,500.00 Affiant Subscribed and sworn to before me, this 25th day of March, 2005. Notary Public My commission expires: 4-25-06

THIS INSTRUMENT PREPARED BY
McCann & Hubbard
7105 Crossroads Blvd. Suite 102
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Marvin K. Howard, Jr.	Volunteer Trust Mortgage	**Map 150 Group 7 Parcel 125**
3233 Autumn Drive	301 S. Perimeter Park Dr	
Antioch, TN 37013	Nashville, Tn 37211	

FOR AND IN 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 ACKNOWLEDGE, WE,

James C. Loyd, a married man

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Marvin K. Howard, Jr., an unmarried man

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:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 106, Section Four A, on the Plan of "The Country", of record in Book 5200, Page 138 and 139, Register's Office for Davidson County, TN, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to James C. Loyd, by warranty deed from Margaret D. Bolden, f/k/a Margaret D. Foxx and husband, Eugene Bolden, Jr., of record in Instrument #200003030021293, dated February 29, 2000, Register's Office for Davidson County, Tennessee.

Anna P. Loyd, wife of James C. Loyd, joins in the execution of this instrument for the purpose of conveying her marital interests, if any, in subject property.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

The Plan of record in Plat Book 5200, Page 138 & 139, Register's Office for DAVIDSON County, Tennessee.
Restrictive covenants contained in an instrument of record in Book 5404, Page 770, Register's Office for DAVIDSON County, Tennessee.
Sanitary Sewer Easement of record in Book 5363, Pages 991, 994 & 997, Register's Office for DAVIDSON County, Tennessee.
Deed of Conveyance of record in Book 5856, Page 93 and Book 6631, Page 112, Register's Office for said county.
Subject to the flow of any stream across the subject property.
Any and all visible easements lying on or across the property.

This is improved (X) unimproved ( ) property known as 3233 Autumn Drive, Antioch, TN 37013.

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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/our hand(s) this 25th day of March, 2005.

James C. Loyd

Anna P. Loyd

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, a Notary Public of said County and State, James C. Loyd, a married man, and wife Anna P. Loyd the within named sellers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 25th day of March, 2005.

Notary Public

A. SCOTT HUBBARD NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENNESSEE

My Commission Expires: 3/27/05

File #: **05159-SH**
RECORD & RETURN TO:

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