Return To:
#500172

Southeast Title of Tenn.
214 Centerview Drive Suite [illegible]
Brentwood, TN 37027

FILE [illegible]

Prepared by:
Realty Title & Escrow Company, Inc.
808 N. Mt. Juliet Road
Mt. Juliet, TN 37122

STATE OF TENNESSEE
COUNTY OF WILSON
The actual consideration or value, whichever is greater, for this transfer is $99,000.00

April Anderson
Affiant

MEREDITH L. SHRADER NOTARY PUBLIC AT LARGE GILES COUNTY, TN
06-0503-71615

MEREDITH L. SHRADER
NOTARY PUBLIC
STATE OF TENNESSEE
My Commission Expires
April 18, 2005

Subscribed and sworn to before me, this 16th **day of March, 2005.**

Meredith L Shrader
Notary Public
My commission expires: _____

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Brad Colder Ott	Irwin Mortgage Corporation	075-13-O
3918 Bonnaford Drive	P.O. Box 23550	193.00
Hermitage TN 37076	Jacksonville, FL 32241-3550	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Patricia K. Heath, individually and as Executrix of the Estate of Clifford O. Howard, Jr., deceased,** hereinafter referred to as Grantor, has bargained and sold, and does hereby transfer and convey to **Brad Colder Ott**, hereinafter called the Grantee, his successors 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:
>
> Land in Davidson County, Tennessee, being Lot No. 83, on the Plan of Hermitage Hills Subdivision, of record in Plat Book 2900, Page 48-49, Register's Office for said County, as follows to which plan reference is hereby made for a more complete and accurate description herewith:
>
> Being the same property conveyed to Clifford O. Howard, Jr., by deed from Clifford O. Howard, Sr., dated 2/14/1986, of record in Book 6784, Page 228, Register's Office for Davidson County, Tennessee.
>
> This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.
>
> This property is improved property known as 3918 Bonnaford Drive, Hermitage, TN 37076.

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, successors and assigns, forever. Grantor does covenant with Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor does further covenant and bind herself, her heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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.

Davidson County DEEDWARR
Recvd: 03/29/05 11:34 2 pgs
Fees:13.00 Taxes:366.30
20050329-0033671

WITNESS my hand this 16 day of March, 2005.

Patricia K. Heath, individually and as Executrix of the estate of Clifford O. Howard, Jr.

Patricia K. Heath, individually and as
Executrix of the Estate of Clifford O. Howard, Jr.

STATE OF TEXAS
COUNTY OF Harris

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Patricia K. Heath, individually and as Executrix of the Estate of Clifford O. Howard, Jr.**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged she executed the within instrument for the purposes therein contained.

Witness my hand ~~at Office, TN~~, this 16 day of March, 2005.

~~Kathy A. Tomlinson~~
~~State of Tennessee at Large~~

~~My Commission expires 02/24/08~~

K. Force

KELLY FORCE, Notary Public
STATE OF TEXAS

my commission expires March 18, 2008

KELLY FORCE
NOTARY PUBLIC
STATE OF TEXAS
COMM. EXP. 03-18-2008