WARRANTY DEED

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $249,900.00.

Affiant

Subscribed and sworn to me on this 10, 2005.

NOTARY PUBLIC

TODD A. BRICKER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Todd A. Bricker
My Commission Expires
May 28, 2006
STATE OF TENNESSEE

BOX 50-B

PREPARED BY: RETURN TO:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE.
NASHVILLE, TN 37203

THIS INSTRUMENT WAS PREPARED BY:
Amy Adams Gowan, Attorney
ORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North
Nashville, TN 37219-0375
Our File #20783SP

Davidson County DEEDWARR
Recvd: 06/15/05 12:00 2 pg
Fees:13.00 Taxes:924.63

20050615-0068382

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
John David Nemoy 227 Woodmont Circle Nashville, TN 37205	USAA FEDERAL SAVINGS BANK ~~SAME~~ ATTN:MORTGAGE SERVICE CTR P.O.BOX 5457 MT. LAUREL, NJ 08054	116-08-0-J-003.00 CO

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Andrea L. Harris, now known as and Andrea L. Howell, and husband Todd Howell hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents do transfer and convey unto John David Nemoy, an unmarried person, hereinafter called **"GRANTEE,"** his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Lot No. 3 on the Plan of Revised Kenor Manor of record in Book 6250, page 777, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more accurate description.
>
> Together with and subject to a Grant of Easement of record in Book 6637, page 461, in the Register's Office for Davidson County, Tennessee.
>
> Being the same property conveyed to Andrea L. Harris by Deed from Karin A. Jole and husband, Donald Belmont Jole, of record as Instrument No. 200005260052885 in the Register's Office for Davidson County, Tennessee. The said Andrea L. Harris is now married and known is now known as Andrea L. Howell.
>
> The conveyance of the above-described parcel of land is subject to the following:
>
> 1. 2005 Davidson County taxes which have been prorated by the parties and assumed by the Grantees; and
> 2. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property; and
> 3. Matters shown on plan of record in Book 6250, page 777, in the Register's Office for Davidson County, Tennessee; and
> 4. Declaration of Covenants, Conditions and Restrictions of record in Book 6631, page 407, and By-Laws of record in Book 6631, page 417, in said Register's Office; and

5. Charter of Homeowners' Association of record in Book 6762, page 267, in said Register's Office; and
6. Grant of Easement of record in Book 6637, page 461, in said Register's Office; and
7. Subject to the rights of others in and to the common areas/elements; and
8. Subject to the lien for special assessments contained in the Declaration of Covenants, Conditions and Restrictions.

This property is also known as improved property located at 227 Woodmont Circle, Nashville, TN 37205.

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 GRANTORS do covenant with the said GRANTEE that they are lawfully seized 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; and GRANTORS do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, 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 our hands on June 10, 2005.

Andrea L. Harris, now known as Andrea L. Howell

Todd Howell

STATE OF TENNESSEE, COUNTY OF DAVIDSON

On June 10, 2005, before me, the undersigned, personally appeared Andrea L. Harris, now known as Andrea L. Howell, and husband Todd Howell, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

Witness my hand and official seal on June 10, 2005.

NOTARY PUBLIC

TODD A. BRICKER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC AT LARGE
Todd A. Bricker
My Commission Expires
May 28, 2006
STATE OF TENNESSEE

My Commission Expires: