THIS INSTRUMENT PREPARED BY:
HORIZON LAND TITLE, INC.
3125 North Mt. Juliet Road
Mt. Juliet, TN 37122

Davidson County DEEDWARR
Recvd: 07/05/05 08:54 2 pgs
Fees:12.00 Taxes:0.00
20050705-0076523

ADDRESS NEW OWNER:
Angela M. Howell, et vir
657 Granwood Blvd.
Old Hickory, Tennessee 37138

MORTGAGEE:
Bank of the South
551 N. Mt. Juliet Road
Mt. Juliet, Tennessee 37122

SEND TAX BILLS:
Mortgagee

MAP-PARCEL:
063-16-0-A-030.00 CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, pursuant to Tennessee Code Annotated §66-1-109, I, **Angela M. Howell, married,** hereinafter called the Grantor, with the express purpose and intent to create an estate by the entireties in and to my interest in the property, have bargained and sold, and by these presents do transfer and convey unto **G. Patrick Howell,** an interest to create an estate by the entireties, hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

> Being Lot No. 176 on the Plan of Hampton Park (Formerly Chitwood Downs, a Planned Unit Development), of record in Plat Book 6900, page 550, 551, and 552, and Certificate of Correction in Deed Book 7642, page 445 and by Amendment to Change Name in Book 8181, page 112, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description.
>
> Being the same property conveyed to Angela M. Howell, married, by deed from Douglas C. Bekemeier and wife, Phyllis L. Bekemeier, as of record in Book 11459, page 208, Register's Office for Davidson County, Tennessee.

This is improved property known as 657 Granwood Boulevard, Old Hickory, Tennessee 37138.

This conveyance is made subject to all restrictions and easements of record, or which a visual inspection of the property would reveal, including restrictive covenants of record in Book 7351, page 852; Book 7431, page 204; Book 7451, page 739; Book 8181, page 112; and Book 8336, page 393; An Amendment to Change the Subdivision Name of record in Book 8181, page 112; Subdivision Easements of record in Book 8657, page 159; Book 2247, page 75; Book 8007, page 235; Book 8739, page 991; Book 7460, page 930; Book 8207, page 276; Book 8951, page 793; Book 7489, page 515; Book 11036, page 740; Book 11036, page 743; and Book 11036, page 785; and easements, covenants and conditions as shown on the Plan of record in Plat Book 6900, pages 550, 551, and 552 and a Certificate of Correction in Book 7642, page 445, Register's Office for Davidson County, Tennessee.

Property taxes for the current year have been settled between the parties and will be paid by the Grantee.

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 our hands this 17 day of June, 2005.

Angela M. Howell

ANGELA M. HOWELL

STATE OF TENNESSEE)
COUNTY OF WILSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **ANGELA M. HOWELL**, 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 Warranty Deed for the purposes therein contained.

Witness my hand and official seal at Mt. Juliet, Tennessee, this 17th day of June, 2005.

NOTARY PUBLIC

DANA LOGGINS
NOTARY PUBLIC AT LARGE
WILSON CO. TENN.

My Commission Expires: 7-14-07

STATE OF TENNESSEE)
COUNTY OF WILSON)

The actual consideration or value, whichever is greater for this transfer is $NONE.

AFFIANT

Subscribed and sworn to before me
this 17th day of June, 2005.

NOTARY PUBLIC

DANA LOGGINS
NOTARY PUBLIC AT LARGE
WILSON CO. TENN.

My Commission Expires: 7-14-07