25-1277

Register Return to:
Land Title South, Inc.
3326 Aspen Grove Dr.
Suite 400
Franklin, TN 37067

This instrument prepared by:
Brenda R. Lehman, an employee of
First American Title Insurance Company
Six Cadillac Drive, Suite 190
Brentwood, Tennessee 37027
(615) 371-8999

File No.: **2120-864112**

Davidson County DEEDWARR
Recvd: 09/01/05 10:24 3 pgs
Fees:18.00 Taxes:552.78
20050901-0104903

WARRANTY DEED

THIS INDENTURE, made and entered into this **Thirtieth day of June, 2005**, by and between **Gary James Howell, Jr.**, parties of the first part, and **Heather Lyn Story**, party of the second part,

WITNESSETH: This for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part had bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described Real Estate, situated and being in the City of **Nashville**, County of **Davidson**, State of **Tennessee**, to wit:

BEING LOT NO. 180 ON THE PLAN OF EAST EDGEFIELD ADDITION, AS OF RECORD IN BOOK 21, PAGE 147, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SAID LOT NO. 180 FRONTS 50 FEET ON THE NORTHERLY SIDE OF SHELBY AVENUE, FORMERLY LEE STREET AND RUNS BACK BETWEEN PARALLEL LINES 170 FEET TO AN ALLEY.

BEING THE SAME PROPERTY CONVEYED TO GARY JAMES HOWELL, JR. BY WARRANTY DEED FROM RAY D. WHITE, RECORDED ON THE 4TH DAY OF OCTOBER, 2002 IN INSTRUMENT NO. 20021004-0121272, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE. The said Gary James Howell Jr. having since married.

This conveyance is made subject to:
(1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.
2005

Parcel ID # **83-13-217**
X Improved OR
Unimproved property located at: **1107 Shelby, Nashville, Tennessee 37206**

TO HAVE AND TO HOLD the aforesaid Real Estate together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his/her heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that he/she is lawfully seized in fee simple of the aforedescribed real estate; that he/she has good right to sell and convey the same; that the same is unencumbered, EXCEPT as set forth herein, and that the title and quiet possession thereto he/she warrants and forever defends against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part of the day and year first above written.

Gary James Howell Jr.

Katrina Howell

STATE OF **TENNESSEE**

COUNTY OF **WILLIAMSON**

Before me, a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **Gary James Howell, Jr. and wife, Katrina Howell** to me known to the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained as **their** free Act and Deed.

Witness my hand and Notarial Seal this **Thirtieth day of June, 2005.**

Notary Public

My Commission Expires: 9/4/06

W. BRADLEE NOTARY PUBLIC AT LARGE WILLIAMSON CO., TENN.

****

Owner's Name: **Heather Lynn Story**

and Address: **1107 Shelby**
Nashville, TN 37206

Mail tax bills to, (Person or Agency responsible for payment of taxes)

Franklin American Mortgage Co.
501 Corporate Centre Dr. Ste 400
Franklin, TN 37067

I, or we, hereby swear and affirm that, to the best of the affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $**149,400.00** which amount is equal or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this **Thirtieth day of June, 2005.**

Notary Public

My Commission Expires: My Commission Expires October 26, 2008

LEAH A. TURNER STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY