Davidson County DEEDWARR
Recvd: 09/08/05 10:41 2 pgs
Fees:13.00 Taxes:1239.50

20050908-0108059

WARRANTY DEED

This instrument prepared by
THE HOME CLOSING COMPANY, INC.
214 Centerview Drive Suite 225
Brentwood, TN 37027

OWNER:		SEND TAX BILLS TO:	
Name	**Vernon Daniel**	Name	New Owner
Address	**295 Seabreeze Court**	Address	
City/State/Zip	**Vero Beach, FL 32963**	City/State/Zip	

FOR AND IN CONSIDERATION of the sum of **Ten Dollars ($10.00),** cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged,

Calvin Howe, a Married Man ("Grantor") has this day bargained and sold, and does hereby transfer and convey unto **Vernon Daniel and JoAnn Daniel, Husband and Wife, ("Grantee")** its successors and assigns, all its right, title and interest in and to property located in **DAVIDSON** County, State of **TENNESSEE**, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 79 on the Plan of Phases II, III, and IV, Hemmingwood, of record in Plat Book 6900,pages 7 and 8, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lot.

Being all of the same property conveyed to Calvin Howe by Warranty Deed dated August 31, 2004 from Jerry P. Park (joined by his spouse, Julia C. Park), as of record in Instrument Number 20040903-0107140, Register's Office for Davidson County, Tennessee.

This Conveyance is made subject to the following matters:
Taxes for the year 2005 and subsequent years constitute a lien, but are not yet due and payable. Map 160, Group 11-O-A, Parcel 79-CO; The Plan of record in Plat Book 6900, pages 7 and 8, Register's Office for Davidson County, Tennessee, shows an Owner's Certificate, certain notes, setback lines and easements; Declarations, Restrictions, Conditions, and Covenants of record in Book 6730, page 329, Book 6892, page 540, Book 6925, page 268, Book 6984, page 268, Book 7269, page 387, and Book 7474, page 205, Register's Office for Davidson County, Tennessee; Quitclaim Deed for common areas to Homeowners' Association of record in Book 6962, page 404 and Book 7207, page 84, Register's Office for Davidson County, Tennessee; Storm Water Detention Agreement of record in Book 6728, page 740, Register's Office for Davidson County, Tennessee; Charter for Homeowners' Association of record in Book 6704, page 373, and amended in Book 6936, page 893, Book 7496, page 163, and Book 8762, page 169, Register's Office for Davidson County, Tennessee; Sanitary Sewer Easement of record in Book 4974, page 768 and Book 10170, page 584, Register's Office for Davidson County, Tennessee; Notice of Agreement of record in Book 6554, page 31, Register's Office for Davidson County, Tennessee; Deed of Conveyance for Water Mains of record in Book 7597, pages 723 and 728, Register's Office for Davidson County, Tennessee; Deed of Conveyance for Sanitary Sewers of record in Book 7597, pages 691 and 695, Register's Office for Davidson County, Tennessee; Agreement of record in Book 5777, page 972, Register's Office for Davidson County, Tennessee.

Map-Parcel No.'s: 160-11-O-A-79-CO

This is improved property known as: 5528 Hearthstone Lane, Brentwood, TN 37027.

TO HAVE AND TO HOLD said real estate, with appurtenances, estate, title and interest belonging to the said grantees, their heirs and assigns forever. I covenant that **I am** lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.
I further covenant and bind **my** heirs and representatives, to warrant and forever defend the title to said real estate to said grantees, their heirs and assigns, against the lawful claims of all persons.

Lois Howe, the spouse of Calvin Howe, joins in this conveyance for the purpose of relinquishing her interests and rights in the real property, marital or otherwise.

Witness ~~our hands~~ this **2nd** day of **September, 2005.**

Calvin Howe

Lois Howe

STATE OF TENNESSEE
COUNTY OF DAVIDSON

PERSONALLY APPEARED before me, **the undersigned**, a Notary Public in and for said County and State, **Calvin Howe and Lois Howe,** with whom I am personally acquainted, and who acknowledged that **they** executed the within instrument for the purposes therein contained.

WITNESS MY HAND and official seal at office, this **2nd** day of **September, 2005**.

Commission expires _____

JEFFREY C. HORN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN
My Commission Expires JAN. 26, 2008

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is **$335,000.00**

Affiant

Subscribed and sworn to before me, this the 2nd day of September,2005.

My commission expires:

_____
Notary Public - Register

JEFFREY C. HORN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN
My Commission Expires JAN. 26, 2008