

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$127,000.00
x Benny G Howell
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
1st day of November, 2005.
Lisa Hensley Newton
NOTARY PUBLIC:
MY COMMISSION EXPIRES: 11-26-2005
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
STATE TITLE, INC., 4334 Lebanon Road, Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Benny G. & Connie A. Howell 2704 Lakeland Drive Nashville, TN 37214	new owner	Map 96-09 Parcel 81

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we,

Robert F. Lunsford, Jr. and wife, Ellen Marie Lunsford

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

Benny G. Howell and wife, Connie A. Howell

Hereinafter called the grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, state of Tennessee, described as follows: To wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 34 ON THE PLAN OF MARTINWOOD HEIGHTS, OF RECORD IN BOOK 2133, PAGE 63, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO ROBERT F. LUNSFORD, JR. AND WIFE, ELLEN MARIE LUNSFORD BY DEED FROM NELL E. CASTLEMAN, UNMARRIED, DATED MARCH 5, 2004, AND OF RECORD IN INSTRUMENT NUMBER 20040309-0027102, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

This conveyance is made subject to the following:

1) 2006 taxes and subsequent years.
2) Property is subject to all matters affecting said premises as contained in Plat Book 2133, Page 63, Register's Office for Davidson County, Tennessee.
3) Property is subject to TVA Encroachment Permit or record in Book 5259, Page 308, said Register's Office.
4) Property is subject to easement for transmission pole and wires to U.S.A. – T.V.A. of record in Book 1729, Page 237, said Register's Office.
5) Any and all restrictions, conditions, and easements of record.

This is improved property known as: 2704 Lakeland Drive, Nashville, TN 37214
(House Number) (Street) (P.O. Address) (City or Town) (Postal zip)

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 hand(s) this 1st day of November, 2005.

Robert F. Lunsford, Jr.

Ellen Marie Lunsford

Davidson County DEEDWARR
Recvd: 11/07/05 15:02 2 pgs
Fees:13.00 Taxes:469.90

20051107-0134793

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Robert F. Lunsford, Jr. and wife, Ellen Marie Lunsford, with whom I am personally acquainted, (or who proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 1st day of November, 2005.

Susan Frensley Newton
NOTARY PUBLIC

My Commission Expires: 11-26-2005

SUSAN FRENSLEY NEWTON
NOTARY PUBLIC AT LARGE
DAVIDSON CO., TENN.

PLEASE RETURN TO:
STATE TITLE, INC.
4334 Lebanon Road
Hermitage, TN 37076