THIS INSTRUMENT PREPARED BY:
RONALD B. BUCHANAN, Attorney at Law
103 Hazel Path Court
Hendersonville TN 37075
(615) 822-5700

Davidson County DEEDWARR
Recvd: 11/28/05 08:27 2 pg
Fees:13.00 Taxes:288.60
20051128-0142321

WARRANTY DEED

New Owner:	**Send Tax Bills To:**	**Map & Parcel:**
Carter A. Howard and wife,	Same	05908001600
Pamela C. Howard		05908004200
607 West Due West Avenue		05908003500
Madison, TN 37115		

FOR AND IN CONSIDERATION of the sum of *Ten Dollars ($10.00),* cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, **ROBERT FROST**, hereinafter referred to as "*Grantor*", has this day bargained and sold, and does hereby transfer and convey unto the said **CARTER A. HOWARD and wife, PAMELA C. HOWARD**, hereinafter jointly referred to as "*Grantee*", their heirs, successors and assigns, certain real estate in Rutherford County, Tennessee, as follows:

TRACT 1: Lots 131A and 131B, Trinity Hills Village, Section Four, Third Addition of the Zone Lot Division of Lots No. 130 and 131, Section Four, Third Addition of record in Plan Book 6250, Page 202, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to Robert Frost by deeds from Terry Tomlinson Frost. recorded in Book 9745, Page 191, and Book 9745, Page 195, Register's Office for Davidson County, Tennessee.

TRACT 2: Lot 132B, Trinity Hills Village, Section Four, Third Addition of the Zone Lot Division of Lots No. 132 and 133, Section Four, Third Addition of record in Plan Book 6250, Page 242, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to Robert Frost by deed from Terry Tomlinson Frost. recorded in Book 9745, Page 203, Register's Office for Davidson County, Tennessee.

This property is located at 2708, 2710 and 2714 Vista Drive, Nashville, Davidson County, Tennessee.

This property is not the principal place of residence of the Grantor or Grantor's family.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said CARTER A. HOWARD and wife, PAMELA C. HOWARD, their successors and assigns forever. The undersigned covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is

unencumbered, except as set forth herein. The undersigned further covenants and binds itself, its successors and representatives, to warrant and forever defend the title to said real estate to the said Grantee, her successors and assigns, against the lawful claims of all persons except for easements and setback lines appearing of record and applicable zoning restrictions.

WITNESS OUR HANDS this 15 day of Nov., 2005.

ROBERT FROST

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration for this transfer or the valuation of the property transferred, whichever is greater, is $78,000.00.

Sworn to and subscribed before me on this the 16th day of November, 2005.

NOTARY PUBLIC

My Comm. Expires: 7/24/2007

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for said county and state, personally appeared **ROBERT FROST**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon his oath, acknowledged himself to be the within named bargainor, and that he executed the foregoing instrument for the purposes therein contained by signing his/her name thereto.

Witness my Hand and Notarial Seal at office in Nashville, Tennessee, on this the 16th day of November, 2005.

NOTARY PUBLIC

My Comm. Expires: 7/24/2007

realprop\howard.frost.deed