*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 08:29 2 pg
Fees:13.00 Taxes:96.20
20051128-0142324

# WARRANTY DEED

**New Owner:**
Carter A. Howard and wife,
Pamela C. Howard
607 West Due West Avenue
Madison, TN 37115

**Send Tax Bills To:**
Same

**Map & Parcel:**
05904003200

**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, **STEPHEN J. WOLF**, 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:

Lots 144B, Trinity Hills Village, Section Four, Third Addition of the Zone Lot Division of Lots No. 144 and 145, Section Four, Third Addition of record in Plan Book 6250, Page 243, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to Stephen J. Wolf by deed from C. David Pitzer and wife, Jeree W. Pitzer recorded in Book 6613, Page 277, Register's Office for Davidson County, Tennessee.

This property is located at 2842 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 17th day of November, 2005.

STEPHEN J. WOLF

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration for this transfer or the valuation of the property transferred, whichever is greater, is $26,000.00.

Sworn to and subscribed before
me on this the 17th day of
November, 2005.

NOTARY PUBLIC

My Comm. Expires: May 24, 2008

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for said county and state, personally appeared **STEPHEN J. WOLF**, 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 17th day of November, 2005.

NOTARY PUBLIC

My Comm. Expires: May 24, 2008

realprop\howard.wolf.deed