This Instrument Prepared By:
Title Enterprises, LLC
320 Seven Springs Way
Suite 150, Seven Springs I
Brentwood, Tennessee 37027
6050821

Elite Title Company
109 West Park Drive
Suite 350
Brentwood, TN 37027

Send Tax Bills To:
Guaranty Mortgage Solutions, Inc.
11700 Great Oaks Way, Ste. 360
Alpharetta, GA 30022

Davidson County DEEDWARR
Recvd: 12/05/05 12:49 2 pg
Fees:13.00 Taxes:381.10

20051205-0145836

New Owner is:
Lavergne D. Vickers
3104 Meadowside Lane
Nashville, TN 37207

MAP: 60-02
PARCEL: 112.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **Edward Howard and wife, Chrisundra Howard**, hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Lavergne D. Vickers, an unmarried woman as her sole and separate property**, hereinafter referred to as Grantee, its heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

A certain tract or parcel of located in Davidson County, Tennessee, described as follows to-wit:

Being Lot No. 83 on the plan of Section 1 of Parkwood Estates, recorded in Book 2900, pages 119 & 120, Register's Office for Davidson County, Tennessee.

Said Lot fronts 75.35 feet on the south side of Meadowside Lane and runs back 134.8 feet on the east line and 138 feet on the west line to a dead line in the rear on which it measures 65 feet.

Being the same property conveyed to Edward Howard and wife, Chrisundra Howard by Deed from Katherine S. Horn, single dated 7/28/89, recorded 8/10/89, in Book 7911, page 844, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to any and all zoning regulations, building restrictions, setback lines, if any, easements and rights for public utilities applicable to this property. Taxes for the current year have been prorated and are assumed by the Grantee(s) herein.

_____ Sellers Ints.

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and that same is unencumbered, except for the taxes for the current year and which have been prorated

and assumed by the Grantee.

The Grantor does further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 23rd day of November, 2005.

GRANTOR:

Edward Howard

Chrisundra Howard

ACKNOWLEDGEMENT

STATE OF TENNESSEE)
COUNTY OF Williamson)

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **Edward Howard and wife, Chrisundra Howard**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the 23rd day of November, 2005.

Notary Public

My Commission Expires: 9/16/09

KEVANA M. NIXON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE)
COUNTY OF Williamson)

The actual consideration or value, whichever is greater, for this transfer is $103,000.00.

Affiant

SWORN TO and subscribed before me this 23rd day of November, 2005

NOTARY PUBLIC

My commission expires:

9/16/09

KEVANA M. NIXON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY