PREPARED BY (AND RETURN TO):

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W & I Ref:(db) Title No: 46784
Dav. Co. File: Box 8

Davidson County DEEDWARR
Recvd: 12/19/05 12:19 2 pgs
Fees:13.00 Taxes:591.63
20051219-0151844

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Arturo Villalba Virginia Villalba	New Owner 595 Hicks Rd. G-B Nashville, TN 37221

TAX MAP-PARCEL NUMBERS: 142-01-A-035

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$159,900.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Jacquelyn S. Howard, an unmarried woman**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Arturo Villalba and wife, Virginia Villalba** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

A Condominium Apartment in Davidson County, Tennessee, being Unit No. F-3, together with the carport designated as F-3-C of River Plantation, Section One a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the Plan to the Master Deed of record in Book 4460, Page 59 Register's Office for said County, to which source reference is hereby made for more complete details of description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the Condominium.

Being the same property conveyed to Robert N. Howard and wife, Jacquelyn S. Howard by deed from Haury and Smith Contractors, Inc. a Tennessee Corporation of record in Book 4592, Page 663 Register's Office for said County. The said Robert N. Howard has since died leaving property to Jacquelyn S. Howard, as surviving tenant by the entirety.

Description Reference: Described from information contained in recorded condominium documents.

This conveyance is subject to: Taxes for 2006d subsequent years; The Plan, with Owner's Certificate, of record in Book 4460, Page 59 said Register's Office, which Plan shows minimum building set back lines and easements and to which Plan reference is hereby made for a more complete description: The provisions of the condominium Master Deed of record in Book 4562, page 474, said Register's Office, which submits said property to a Horizontal Property Regime pursuant to the provisions of the Tennessee Horizontal Property Act and sets forth restrictions, assessments, liens and other matters.

This is improved property, known as: 8207 Sawyer Brown Road, #F3, Nashville, Tennessee 37221

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 5th day of December, 2005.

Jacquelyn S. Howard

State of TENNESSEE
County of DAVIDSON

On this 5th day of December, 2005, before me the undersigned authority, personally appeared Jacquelyn S. Howard, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: CHRISTY W. IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires JULY 21, 2007

Notary

State of TENNESSEE
County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $159,900.00

Rachel Neal
Affiant

Sworn and subscribed before me this the 5th day of December, 2005

Shelby V. Street
Notary Public

My Commission Expires: 11-13-07

SHELBY V. STREET NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN