THIS INSTRUMENT PREPARED BY:
Baldwin Land Title, PLLC
51 Century Boulevard, Suite 308
Nashville, TN 37214

SEND TAX BILLS TO:

OWNER

MAP PARCEL NUMBERS--92.02-0-345.00

Davidson County DEEDWARR
Recvd: 03/01/06 15:39 2 pg
Fees:13.00 Taxes:595.70
20060301-0023883

WARRANTY DEED

THIS INDENTURE, made and entered into this 27th day of February, **2006**, by and between **Rebecca M. Howell,** UNMARRIED, party of the first part, and **Anthony A DeSoto and Michelle A DeSoto, husband and wife**, party of the second part,

WITNESSETH: That for and in consideration of **$161,000.00** cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in Nashville County of Davidson, State of Tennessee:

All that certain lot or parcel of land situated in the County of Davidson, State of Tennessee, and being more particularly described as follows:

Being the south part of an unnumbered tract lying between Lots 8 and 9 on the plat of Bransford Realty Co.'s Subdivision of certain lots in E.T. Holman's Subdivision, of record in Book 421, Page 90, RODCT, and further described according to survey by John B. Kohl, III, dated 11/30/83, as follows: Beginning at a point in the northerly margin of Heffernan Street, now known as Meharry Boulevard, said point being the southwesterly corner of Lot No. 8 on said plan; thence with the westerly line of Lot No. 8 N.177.73 feet to a point in the southerly margin of an alley; thence, with the margin of said alley west 32.83 feet to a point in the southeasterly margin of the I-40 right of way; thence with the margin of said I-40 right of way southwest 17.92 feet to a point in the easterly line of Lot No. 9 on said plan; thence with the easterly line of Lot No. 9 S 171.93 feet to a point in the northerly margin of said Meharry Boulevard; thence , with said northerly margin east 50 feet to the point of beginning.

Being the same property conveyed to Rebecca Howell by deed from Murphy Goodman of record in Instrument No./Book 200302120019268, Register's Office for Davidson County, Tennessee, dated 2/10/03, recorded 2/12/03.

The above referenced property is also known as 2416 Meharry Boulevard, Nashville, TN, 37208.

THIS CONVEYANCE IS SUBJECT TO taxes for the current year which have been prorated and assumed by the Grantee(s); any and all matters appearing of record in Plat of record in Book 421, page 90; and any and all zoning regulations, setback lines, building restrictions, easements, charters, by-laws, master deeds, right of ways, etc. all of record in the Register's Office for said County, Tennessee.

The above legal description is identical to the one in the previous deed of record.

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his heirs, successors and assigns in fee simple forever.

And the said party of the first part does hereby covenant with the said party of the second part that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered,

and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the said party of the first part the day and year first above written.

Rebecca M. Howell
Rebecca M. Howell

STATE OF TENNESSEE, COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Rebecca M. Howell,** _____, to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Notarial Seal at office this 27th day of February, **2006.**

My commission expires 1-27-07

Notary Public

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is, **$161,000.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 27th day of February, **2006**.

NOTARY PUBLIC

Exp 7-19-08

PROPERTY ADDRESS:
2416 Meharry Blvd
Nashville, TN 37208

Name & address of new owner:
Anthony A. DeSoto and wife, Michelle A. DeSota
2416 Meharry Blvd
Nashville, TN 37208