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

PLEASE RETURN TO:
AMTITLE & ESCROW, LLC
515 RIVERGATE PARKWAY, SUITE #111
GOODLETTSVILLE, TN 37072

20B

Davidson County DEEDWARR
Recvd: 03/02/06 13:33 2 pgs
Fees:13.00 Taxes:160.73

20060302-0024407

WARRANTY DEED

New Owner:
Jeff Davis, and
Jason T. Hobbs
646 Bay Point Drive
Gallatin, TN 37066

Send Tax Bills To:
AmSouth Bank
2050 Parkway Office Circle
Birmingham, AL 35244

Map & Parcel:
Map 59-8
Parcel 35

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, **CARTER A. HOWARD and wife, PAMELA C. HOWARD,** hereinafter jointly referred to as "*Grantor*", have this day bargained and sold, and do hereby transfer and convey unto the said, **JEFF DAVIS and JASON T. HOBBS,** hereinafter referred to jointly as "*Grantees*", their heirs, successors and assigns, certain real estate in Davidson County, Tennessee, as follows:

Lot 131B, Trinity Hills Village, Section Four, Third Addition of the Zone Lot Division of Lots Nos. 130 and 131, Section Four, Third Addition of record in Plan Book 6250, Page 202, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lot..

BEING part of the same property conveyed to Carter A. Howard and wife, Pamela C. Howard by deed from Robert Frost recorded as Instrument Number 20051128-0142321, Register's Office for Davidson County, Tennessee.

This property is located at 2710 Vista Lane, Nashville, Davidson County, Tennessee.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said Grantees, their heirs, successors and assigns forever. The undersigned covenants that they are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except as set forth of record. The undersigned further covenant and bind themselves, their successors and representatives, to warrant and forever defend the title to said real estate to the said Grantees, their heirs, successors and assigns, against the lawful claims of all persons except for except matters set forth of record.

WITNESS OUR HANDS this 24 day of February, 2006.

Carter A. Howard
CARTER A. HOWARD

Pamela C. Howard
PAMELA C. HOWARD

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration for this transfer or the valuation of the property transferred, whichever is greater, is $43,440.00.

Carter A. Howard

Sworn to and subscribed before me on this the 24th day of February, 2006.

Doris Coley
NOTARY PUBLIC

My Comm. Expires: 9/21/09

DORIS COLEY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for said county and state, personally appeared **CARTER A. HOWARD and wife, PAMELA C. HOWARD**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon their oath, acknowledged themselves to be the within named bargainors, and that they executed the foregoing instrument for the purposes therein contained by signing their names thereto.

Witness my Hand and Notarial Seal at my office in Goodlettsville, Tennessee, on this the 24th day of Feb., 2006.

Annette Mapples
NOTARY PUBLIC

My Comm. Expires: 11/26/06

ANNETTE MAPPLES
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires NOV 26, 2006

realprop\howard.davis.hobbs.deed