21495

(1) Box 36

RECORD & RETURN TO:
FILE BOX 36 if Davidson County

WARRANTY DEED

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $192,000.00

Affiant

Subscribed and sworn to me on March 6, 2006.

NOTARY PUBLIC

Davidson County DEEDWARR
Recvd: 03/07/06 14:51 2 pgs
Fees:13.00 Taxes:710.40
20060307-0026493

NOTARY PUBLIC
Douglas A. Brace
My Commission Expires
September 19, 2009
STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY:

ORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North
Nashville, TN 37219-0375
Our File #21495SP

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Mark Howard 2251 Cruzen Street Nashville, TN 37211	Bank Of America, N.A. 1201 Main Street Dallas, TX 75202-3113	118-04-249

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, David H. Davis, a married man, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto Mark Howard, a married man, hereinafter called **"GRANTEE,"** his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

TRACT 1:

Land in Davidson County, Tennessee, being Lot No. 215 on the Plan of Grandview Heights of record in Plat Book 161, pages 14 and 15, in the Register's Office for Davidson County, Tennessee.

Said Lot No. 215 fronts 50 feet on the westerly side of Cruzen Avenue and runs back between parallel lines with the northerly margin of Longview Street, 150 feet to an alley.

Being the same property conveyed to David H. Davis, a married man, and John D. Davis, a married man, by Deed from Dorothy Jean Martin, of record as Instrument No. 200004200039589 in the Register's Office for Davidson County, Tennessee. By Quitclaim Deed of record as Instrument No. 20020503-0054855, John D. Davis, a married man, quitclaimed all his right, title and interest to said property to David H. Davis, a married man.

TRACT 2:

All that portion of the east one-half (1/2) of the 15 foot alley lying between the direct extensions westerly of the northern and southern lines of Lot No. 215, as said alley and lot are shown on the Plan of Grandview Heights, of record in Book 161, pages 14 and 15, in said Register's Office.

Being part of Alley No. 1838 closed by Metro Council Bill No. BL 2002-1079 and adjacent to TRACT 1 described above.

Theresa C. Davis joins in the execution of this instrument for the purposes of conveying any and all marital rights she may have in subject property.

The conveyance of the above-described parcel of land is subject to the following:

1. 2006 Davidson County taxes which have been prorated by the parties and assumed by the Grantees; and
2. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

This property is also known as improved property located at 2251 Cruzen Street, Nashville, TN 37211.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever, and GRANTORS do covenant with the said GRANTEES that they are lawfully seized 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; and GRANTORS do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS our hands on March 6, 2006.

David H. Davis

Theresa C. Davis

STATE OF TENNESSEE, COUNTY OF DAVIDSON

On March 6, 2006, before me personally appeared David H. Davis and Theresa C. Davis, to me known (or proved to me on the basis of satisfactory evidence) to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

Witness my hand and official seal on March 6, 2006.

NOTARY PUBLIC

My Commission Expires: _____

NOTARY PUBLIC
Douglas A. Bruce
My Commission Expires
September 19, 2009
STATE OF TENNESSEE