# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $514,000.00

X Clifton D. Briley
Affiant

Subscribed and sworn to before me, this 6th day of April, 2006

Jennifer D. Hunley
Notary Public

MY COMMISSION EXPIRES: 9/19/09
(AFFIX SEAL)

DAVIDSON COUNTY NOTARY PUBLIC STATE OF TENNESSEE JENNIFER D. HUNLEY

Davidson County DEEDWARR
Recvd: 04/07/06 13:05 2 pgs
Fees:13.00 Taxes:1901.80
20060407-0040492

THIS INSTRUMENT WAS PREPARED BY:
Southland Title & Escrow Co., Inc.
7101 Executive Center Drive, Suite 151
Brentwood, TN 37027

| ADDRESS NEW OWNERS AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Clifton D. Briley | SunTrust Mortgage, Inc. | 62-9 32 & 33 |
| (NAME) | (NAME) | (MAP) |
| 3804 Brush Hill Road | 201 Fourth Avenue/7th Floor | |
| (ADDRESS) | (ADDRESS) | (PARCEL) |
| Nashville, TN 37216 | Nashville, TN 37230-5110 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Mary Ruth Howell, married,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **Clifton D. Briley and wife Jodie A. Bell**, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

Land in the 15th Civil District of Davidson County, Tennessee, being Lots Nos. 1 and 2 and the southerly 50 feet of Lot No. 3 on the unrecorded map of Jackson Park, River Section, described according to a survey made by W. B. Southgate, Surveyor, in April, 1931, as follows:

Beginning at a stake in the northeast corner of the intersection of Brush Hill Road, and a 25-foot street, being the southwest corner of said Lot No. 1; thence with said street and the northerly line of Riverwood Subdivision, south 88 degrees east 325 feet to a point 25 feet east of an iron pin on the bluff of the Cumberland River; thence northerly, with the rear line of said Lots Nos. 1, 2 and 3, 270 feet, more or less, to a point in the rear line of Lot No. 3, said rear line being 25 feet east of the bluff of the Cumberland River; thence westerly, with the northerly margin of the property herein conveyed, 340.5 feet to a point in the easterly margin of Brush Hill Road, said point being 50 feet north of the southwest corner of said Lot No. 3; thence southerly, with the easterly margin of Brush Hill Road, 275 feet to the point of beginning.

Being the same property conveyed to James J. Howell and wife, Mary Ruth Howell, by deed from William S. Riddle and Paul Riddle, individually and as Executors and Trustees under the Will of Mrs. Lucy H. Riddle, deceased, having full power and authority so to do under the Will of Mrs. Lucy H. Riddle, deceased, of record in Will Book 76, page 275, County Court for Davidson County, Tennessee, of record in Book 3792, page 13, and further conveyed to Mary Ruth Howell by Quitclaim Deed from James J. Howell, of record in Book 9109, page 185, all in the Register's Office for Davidson County, Tennessee.

James J. Howell, the husband of Mary Ruth Howell, joins in to convey his marital interests, if any, in subject property.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is ( ) unimproved (X) improved property, know as: 3804 Brush Hill Road, Nashville, Tennessee 37216

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 we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, 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 my/our hand(s) this 6th day of April, 2006.

Mary Ruth Howell

James J. Howell

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Mary Ruth Howell and James J. Howell, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon their oath(s) acknowledged themselves to be the within named bargainor(s), and that they executed the foregoing instrument of their own free will for the purposes therein set forth.

Witness my hand and official seal at office at Brentwood, Tennessee, on this the 6th day of April, 2006.

Notary Public

My Commission Expires: 9/19/09

