This Instrument Prepared By:
Lee & Lee Attorneys, PC
109 East Gay Street
Lebanon, Tennessee 37087

L&L#7684A

ADDRESS NEW OWNER:
Michael A. Howell
109 Benson Road
Nashville, Tennessee 37214

MORTGAGEE:

Davidson County DEEDWARR
Recvd: 04/10/06 08:47 3 pgs
Fees:18.00 Taxes:414.40
20060410-0040811

SEND TAX BILL TO:
Owner

MAP **96.01**
GROUP
PARCEL **21.00**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Mark A. Haggard and wife, Melissa H. Haggard** hereinafter called the GRANTORS, have bargained and sold, and by these presents, do transfer and convey unto **Michael A. Howell and wife, Deborah D. Howell**, hereinafter called the GRANTEES, their heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, begin a part of the East part of Lot 8, Plan of the Jery Bowen Lane on Lebanon Pike as recorded in Plan Book 2, Page 134, Register's Office for said County, and being more particularly described as follows: Beginning at a point in the South line of Benson Road, being the northwest corner of Lot 4, of the Standard-Guill property as recorded in Plat Book 843, Page 42, Register's Office said County, thence in a southwardly direction along the line dividing Lot 4 from Lot 8 a distance of 150.0 feet to a point in the north line of Lot 10; thence in a westwardly direction along the line dividing Lot 8 from Lot 10 a distance of 80.0 feet to the southwest corner of this tract; thence in a northwardly direction along a line running parallel with the west line of Lot 4 a distance of 150.0 feet to a point in the south line of Benson Road; thence in a eastwardly direction along the south line of Benson Road a distance of 80.0 feet to the point of beginning. According to a survey by Cambell Surveying, dated April 23, 1981.

Being the same property conveyed to Mark A. Haggard and wife, Melissa H. Haggard by deed from Bobby H. Haggard dated January 26, 2006, of record in Instrument No. 20060207-0014908, Register's Office for Davidson County, Tennessee.

This instrument is executed on behalf of Mark A. Haggard by virtue of a written Power of Attorney of record in Instrument No. 20060410-0040810 Register's Office for Davidson County, Tennessee.

This is improved property known as 109 Benson Road, Nashville, Tennessee 37214. Possession is to be given on April 6, 2006.

THIS CONVEYANCE is made subject to all taxes, restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

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, have a good right to convey it, and warrant that the same is unencumbered unless otherwise herein set out; and,

GRANTORS, do further covenant and bind themselves, their 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.

WITNESS our hands this the 6th day of April, 2006.

Mark A. Haggard

Mark A. Haggard, by Melissa A. Haggard, Attorney-in-Fact

Melissa H. Haggard

Melissa H. Haggard

STATE OF TENNESSEE
COUNTY OF WILSON

On this 6th day of April, 2006, before me personally appeared Melissa H. Haggard, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Mark A. Haggard as his attorney in fact, pursuant to the power of attorney recorded in Instrument No. 20060410-0040810 Register's Office, Davidson County, Tennessee, and acknowledged that she executed the same as the free act and deed of Mark A. Haggard as his attorney in fact.

NOTARY PUBLIC

J.C. ROSS NOTARY PUBLIC STATE OF TENNESSEE

My Commission Expires: 4.28.08

STATE OF TENNESSEE)
COUNTY OF WILSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Melissa H. Haggard**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and, who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 6th day of April, 2006.

NOTARY PUBLIC

J.C. ROSS NOTARY PUBLIC STATE OF TENNESSEE

My Commission Expires: 4.28.08

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STATE OF TENNESSEE)
COUNTY OF WILSON)

The actual value or consideration, whichever is greater, for this transfer is **$112,000.00**.

Deborah D Howell

AFFIANT

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

NOTARY PUBLIC
My Commission Expires:

OLLIE MAI PARSLEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 25, 2006

AFFIDAVIT

STATE OF TENNESSEE
COUNTY OF WILSON

This day appeared before me, a Notary Public in for the jurisdiction aforesaid, Melissa H. Haggard who made oath as follows:

1. That by appointments dated April 4 2006, which are recorded in the Register's Office, for Davidson County, Tennessee, prior to the recordation of this instrument, Melissa H. Haggard was appointed as attorney in fact for xxx (Principal) for the purposes set out therein.

2. That the said Principal(s) is/are alive at the time of the execution of the Security Instrument in their behalf to which this affidavit is attached and any other loan documents, and further that he/she has not, or had not, at the time of doing any act pursuant to the powers of attorney, received actual knowledge or actual notice of the revocation or termination of the powers of attorney, by death, disability or otherwise, or notice of any facts indicating the same.

Given under my hand this 6th day of April, 2006.

Melissa H. Haggard
Affiant

STATE OF TENNESSEE]
]ss.
COUNTY OF WILSON]

Personally appeared before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, the within named , Melissa H. Haggard the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes contained herein.

WITNESS MY HAND AND OFFICIAL SEAL at office this the 6th day of March, 2006.

J.C. Ross
NOTARY PUBLIC

My Commission Expires: 4.28.08

J.C. ROSS NOTARY PUBLIC STATE OF TENNESSEE