WARRANTY DEED

AT-20060069

STATE OF Tennessee

COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $250,000.00

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 10th day of April, 2006.

Notary Public

(Affix Seal)

My Commission Expires: 6-26-07

APRIL G. NICHOLS NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

Davidson County DEEDWARR
Recvd: 04/12/06 12:56 1 pgs
Fees:13.00 Taxes:925.00

20060412-0042108

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
ANCHOR TITLE, LLC
330 MALLORY STATION RD, A-1
FRANKLIN, TN 37067

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Debbi F. Howard	SAME	081-12-0 391.00
1408 10th Avenue North		
Nashville, TN 37208		

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, Lorenzo Wright, unmarried, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto Debbi F. Howard, a single person, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Exhibit "A"

A certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit;

Being the northerly 42 feet of Lot No. 146 on the Plan of McGavock's Adition as of record in Book 21, page 23, Register's Office for Davidson County, Tennessee.

Said part of said lot fronts 42 feet on the easterly side of 10th Avenue North, formerly Polk Avenue, and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to Lorenzo Wright, unmarried from Mid-Ohio Securities, Corp., FBO Edward W. Meek, #20170 by Warranty Deed dated July 5, 2005 and recorded July 11, 2005 in Instrument #20050711-0080048, Register's Office for Davidson County, Tennessee. Said Deed also acquired on May 1, 2005 in Instrument #20050601-0061552 and on November 9, 2001 in Instrument #20011205-0133860, said Register's Office.

( ) unimproved
This is (X) improved property know as 1408 10th Avenue North, Nashville, TN 37208.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said GRANTEE, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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 GRANTEE, 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 10th day of April, 2006

Lorenzo Wright

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, April G. Nichols, a Notary Public in and for said County and State, the within named Lorenzo Wright , the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Williamson, Tennessee, this 10th day of April, 2006.

Notary Public

My Commission Expires: 6-26-07

APRIL G. NICHOLS NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY