26-1-235

THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE COUNTY OF Williamson
Bankers Title & Escrow Corp. 3310 West End Ave., Ste. 410 Nashville, TN 37203	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 122,900.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26 DAY OF April, 2006 Notary Public MY COMMISSION EXPIRES: My Commission Expires October 26, 2008 (AFFIX SEAL)

LEAH A. TURNER NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

Register Return to:
Land Title South, Inc.
3326 Aspen Grove Dr.
Suite 400
Franklin, TN 37067

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Lois H. Davis	New Owner	MAP 64-9-A
4546 South Trace		PARCEL 25
Old Hickory, TN 37138		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Robert G. Howard, III and wife, Linda L. Howard**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Lois H. Davis**

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being unit 4546 as shown on the Site Plan of Southfork Condominiums, Phase One, as record in book 6783, page 865, Register's Office for Davidson County, Tennessee, said Site Plan being Exhibit "C" to the Master Deed for Southfork Condominiums of record in Book 6783, page 839 and also of record in Book 6250, page 386 and plat book 6900, page 132, Register's Office for Davidson County, Tennessee, and said Unit is described in said Master Deed, together with an undivided interest in the common elements appurtenant to said Unit as set forth in said Master Deed.

Being the same property conveyed to Linda L. Howard by deed of record in Book 11454, page 510, said Register's Office. Robert G. Howard, III,, the spouse of Linda L. Howard, joins in this conveyance.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is () UNIMPROVED

(X) IMPROVED property known as **4546 South Trace, Old Hickory, TN 37138.**

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 hand( ) this the 25th day of April, 2006.

Robert G Howard III by Margaret Ann Hubbuch atty in fact
Robert G. Howard, III, by: Margaret Ann Hubbuch, Attorney in fact

Linda L. Howard by Margaret Ann Hubbuch atty. in fact
Linda L. Howard by Margaret Ann Hubbuch, Attorney-in-Fact

Davidson County DEEDWARR
Recvd: 04/28/06 11:34 2 pgs
Fees:13.00 Taxes:454.73
20060428-0048883

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Margaret Ann Hubbach 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 on behalf of Robert G. Howard, III as his Attorney in Fact, as the free act and deed of the within named Robert G. Howard, III.

Witness my hand and official seal this the ~~28~~ 25th day of April, 2006.

My Commission expires 1-26-09

JAMES A. WAECHTER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Margaret Ann Hubbuch** 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 on behalf of **Linda L. Howard**, as her Attorney in Fact, as the free act and deed of the within named **Linda L. Howard**.

Witness my hand and official seal this the ~~28~~ 25th day of April, 2006.

My Commission expires 1-26-09

JAMES A. WAECHTER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

Notary Public