Davidson County DEEDWARR
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Fees:13.00 Taxes:381.10
20060501-0049598

WARRANTY DEED

JAMIE CRUTCHFIELD STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 103,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th day of April, 2006

Notary Public:

MY COMMISSION EXPIRES: 3/31/07
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Antione L. Howse	Regions Bank d/b/a Regions Mortgage	Map 69
3300 Courtney Court	7130 Goodlett Farms Pkwy.	Group 12
Nashville, TN 37218	Cordova, TN 38016	Parcel 58

FOR AND IN 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

Annette Buford, unmarried

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Antione L. Howse and wife, Nicole Howse

hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

BEING Lot No. 17 on the Plan of Orchard Hill of record in Book 2663, Page 98, Register's Office for Davidson County, Tennessee, and described as follows:

Beginning at a point in the Northwesterly margin of Courtney Avenue, at the corner of Lots Nos. 17 and 18; thence with the line between said lots, Northwesterly 140 feet to a corner of Lot No. 16; thence with the line between Lot Nos. 16 and 17, Southwesterly 140 feet to the Northeasterly margin of Courtney Court; thence with the margin of the same, Southeasterly 115 feet to the beginning of a curve; thence around said curve, Easterly 39.3 feet to the Northwesterly margin of Courtney Avenue; thence with the margin of the same, Northeasterly 115 feet to the point of beginning.

Being the same property conveyed to Annette Buford by deed from Mary R. Massey, married, and Susan Massey, unmarried, as "joint tenants" with right of survivorship, of record in Instrument 20000920-0093322, Register's Office for said County.

This conveyance is subject to Restrictions of record in Book 2860, Page 283, said Register's Office.

This conveyance is made subject to: (1) 2006 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 2663, Page 98, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 3300 Courtney Court, Nashville, TN 37218

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 27th day of April, 2006.

Annette Buford

FILE BOX 15

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 Annette Buford, 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 therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 27th day of April, 2006.

My Commission Expires: 3/31/07

Notary Public

JAMIE CRUTCHFIELD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

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