This Instrument Prepared By:
Title Enterprises, LLC
320 Seven Springs Way
Suite 150, Seven Springs I
Brentwood, Tennessee 37027
6060214

Record & Return To:
Watauga Title Company
155 Franklin Road, Suite 120
Brentwood, TN 37027

Send Tax Bills To:

OWNER

Davidson County DEEDWARR
Recvd: 05/24/06 13:51 3 pgs
Fees:18.00 Taxes:610.50

20060524-0061072

New Owner is:
Janelle N. Aaron
5025 Hillsboro Pike, #11-D
Nashville, TN 37215

MAP: 131-01-D
PARCEL: 72.00CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **Rosemary A. Howard and Seth A. Howard, both unmarried,** hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Janelle N. Aaron, unmarried** , hereinafter referred to as Grantee, its heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

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

Being Unit No. 72 as shown on the Plat of Georgetown Apartments, a condominium, of record in Book 5200, page 4, Register's Office for Davidson County, Tennessee, together with an undivided .041% interest in the common elements of 5025 Hillsboro Homeowner's Association, as described in Book 5211, page 325, et seq., said Register's Office. Said Unit is also known as Apartment No. 11D.

Being the same property conveyed to Rosemary A. Howard and Seth A. Howard, both unmarried by Warranty Deed from Martha A. Wilson Shields and Bobby L. Shields dated February 9, 2005, recorded February 11, 2005, in inst#200502110016165, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to any and all zoning regulations, building restrictions, setback lines, if any, easements and rights for public utilities applicable to this property. Taxes for the current year have been prorated and are assumed by the Grantee(s) herein.

Sellers Ints.

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and that same is unencumbered, except for the taxes for the current year and which have been prorated

and assumed by the Grantee.

The Grantor does further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 16th day of May, 2006.

GRANTOR:

Rosemary A. Howard by Terri Hollandsworth as Atty in Fact

Rosemary A. Howard by Terri Hollandsworth as Attorney-in-Fact

Seth A. Howard by Terri Hollandsworth as Atty in Fact

Seth A. Howard by Terri Hollandsworth as Attorney-in-Fact

ACKNOWLEDGEMENT

STATE OF TENNESSEE)
COUNTY OF Davidson)

Before me, the undersigned, a Notary Public in and for said County and State aforesaid, personally appeared, **Terri Hollandsworth**, with whom I am personally acquainted, or proved to me to on the basis of satisfactory evidence, and who upon oath acknowledged that he/she holds a valid power of attorney executed by **Rosemary A. Howard,** and acting under such power of attorney he/she executed the foregoing instrument for the purposes there in contained. Power of Attorney appearing of record in Inst# 20060524006107, of the said Register's Office of Davidson County, Tennessee.

Witness my hand and seal on this the 16th day of May, 2006.

MELISSA L. SANDERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Melissa L. Sanders
Notary Public

My Commission Expires: MY COMMISSION EXPIRES JULY 19, 2008

ACKNOWLEDGEMENT

STATE OF TENNESSEE)
COUNTY OF Davidson)

Before me, the undersigned, a Notary Public in and for said County and State aforesaid, personally appeared, **Terri Hollandsworth**, with whom I am personally acquainted, or proved to me to on the basis of satisfactory evidence, and who upon oath acknowledged that he/she holds a valid power of attorney executed by **Seth A. Howard,** and acting under such power of attorney he/she executed the foregoing instrument for the purposes there in contained. Power of Attorney appearing of record in Inst# 20060524006107, of the said Register's Office of Davidson

County, Tennessee.

Witness my hand and seal on this the 16th day of May, 2006.

Melissa L. Sanders
Notary Public

My Commission Expires:

MELISSA L. SANDERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES JULY 19, 2008

STATE OF TENNESSEE)
COUNTY OF Williamson)

The actual consideration or value, whichever is greater, for this transfer is $165,000.00.

Janelle N. Aaron
Affiant

SWORN TO and subscribed before me this 16th day of May, 2006.

Rebecca T. Garland
NOTARY PUBLIC

My commission expires:

5/23/09

REBECCA T. GARLAND
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY