# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER 44,000.00

Willie L. Gates
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 06/01/06

Mary J Rucker
Notary Public

MY COMMISSION EXPIRES: My Commission Expires March 22, 2008

(AFFIX SEAL)

MAXINE J. RUCKER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENNESSEE

**THIS INSTRUMENT WAS PREPARED BY**
DENISE E. COLE, ATTORNEY AT LAW
LOGOS TITLE & ESCROW, LLC
209 10th Ave. South, Suite 301A
NASHVILLE, TN 37203

| ADDRESS OF NEW OWNER: AS FOLLOWS | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Willie L. Gates | Family First Mortgage Corp. | MAP 59-08<br>PAR 36 |
| (NAME)<br>2706 Vista Lane | (NAME)<br>33 Old Kings Rd. | |
| (ADDRESS)<br>Nashville,<br>TN, 37207 | (ADDRESS)<br>Palm Coast, FL 32137 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

Davidson County DEEDWARR
Recvd: 06/07/06 14:25 2 pgs
Fees:13.00 Taxes:162.80
**20060607-0067752**

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HERINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I **Carter A. Howard and wife Pamela C. Howard,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Willie L. Gates, married,** HEREINAFTER CALLED THE GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

**Land in Davidson County, Tennessee, being Lot No. 130B, Trinity Hills Village, Section Four, Third Addition of the Zone Lot Division of Lots No. 130, Section Four, Third Addition, of record in Plat Book 6250, page 202, said Register's Office, to which reference is hereby made for a more complete description.**

**Being the same property conveyed to Carter A. Howard and wife Pamela C. Howard by deed from John M. Martin of record in Instrument 200511280142323, said Register's Office.**

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

This is the improved property known as 2706 Vista Lane, Nashville, Tennessee 37207

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/our hand(s) this day 06/01/06.

Carter A. Howard, Seller

Pamela C. Howard, Seller

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 Carter A. Howard and Pamela C. Howard, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that he executed the within instrument for the purposes therein contained.

Witness my hand and Official Seal this **day 06/01/06.**

My Commission Expires: My Commission Expires March 22, 2008

Notary Public

MAXINE J. RUCKER
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY TENNESSEE

**Please return to**
Logos Title & Escrow, LLC
209 10th Ave. South, Suite 301A
Nashville, TN 37203