WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $319,000.00

Bonnie Brothers
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF JUNE, 2006.

Notary Public

MY COMMISSION EXPIRES: 5-22-10
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Robert L. Scruggs, Attorney, 2525 21st Avenue South, 2nd Floor, Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Belinda A. Lyle	New Owner	**Map 171**
(NAME)	(NAME)	**Group 03-B**
1812 Rosecrans Court		
(ADDRESS)	(ADDRESS)	**Parcel 114**
Brentwood, TN 37027		
(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, **LOUISE B. HOWELL** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **BELINDA A. LYLE,** 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:

Land in Davidson County, Tennessee, being Lot No. 28 on the Plan of Section Seven, Fredericksburg, of record in Book 9700, page 405, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to William D. Howell and wife, Louise B. Howell by deed from Pulte Homes, a Tennessee limited partnership, of record in Book 11127, page 57, Register's Office for Davidson County, Tennessee. Being the same property conveyed to Louise B. Howell by Quitclaim deed from William D. Howell, of record in Book 11327, page 550, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all conditions, easements; and all other matters of record in the Register's Office for Davidson County, Tennessee, including but not limited to: (a) 2006 real property taxes which have been prorated and assumed by the grantee(s); (b) all matters appearing on the plan of record in Book 9700, page 405, said Register's Office; (c) Restrictive covenants contained in Book 8920, page 65, as amended in Book 9500, Page 393, Book 9860, Page 840, Book 10694, Page 541 and Book 7798, page 843, said Register's Office; (d) Charter of record in Book 8920, page 40, said Register's Office; (e) By-Laws of record in Book 8920, page 45, as amended in Book 10694, page 539, said Register's Office.

Harriet H. White is signing on behalf of Louise B. Howell pursuant to the Durable General Power of Attorney record as Instrument No. 20060519-0059230, Register's Office for Davidson County, Tennessee.

Seller warrants that this is not her primary residence.

unimproved ☐

This is improved ☒ property, known as 1812 Rosecrans Court, Brentwood, TN 37027
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 30th day of June, 2006.

Davidson County DEEDWARR
Recvd: 07/07/06 09:28 2 pgs
Fees:13.00 Taxes:1180.30
20060707-0081480

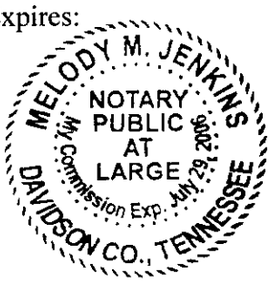
Louise B. Howell
Louise B. Howell
By: Harriet H. White, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 29th day of June, 2006, before me personally, **Harriet H. White**, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of **Louise B. Howell** and acknowledged that she executed the same as the free act and deed of **Louise B. Howell**.

Witness my hand and official seal this 29th day of June, 2006.

My Commission Expires:



Notary Public