Davidson County DEEDWARR
Recvd: 07/13/06 10:55 2 pgs
Fees:13.00 Taxes:358.90

20060713-0084426

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 $ 97,000.00

Thomas N. Howard
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th day of July, 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:
Thomas N. Howard	NEW OWNER	Map 108
1023 Pleasant View Dr.		Group 16
Nashville, TN 37214		Parcel 193

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

Cicely Allen, unmarried

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

Thomas N. Howard and wife, Tera F. Howard

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. 35-B Zone Lot Division, Lots Nos. 21, 22, 23, 35, & 38, on the Plan of Section One, Percy Priest Woods, of record in Plat Book 5200, Page 714, amending Plat Book 5200, Page 472, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to Cicely Allen by deed from A. Terry Baskin and wife, Donna A. Baskin, of record in Instrument 20041025-0128224, dated October 21, 2004, Register's Office for said County.

This conveyance is subject to Restrictive Covenants of record in Book 5984, Page 865; Book 6020, Page 270; Book 6097, Page 11; Book 6353, Page 307; and Book 6560, Page 667, Register's Office for said County.

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 5200, Page 714, amending Plat Book 5200, Page 472; and (3) Sanitary Sewer Line Easement of record in Book 6147, Page 893 and Water Main Easement of record in Book 6147, Page 888, 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 1023 Pleasant View Dr., Nashville, TN 37214

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 10th day of July, 2006.

Cicely Allen

FILE BOX 45

STATE OF GEORGIA
COUNTY OF Clayton

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Cicely Allen, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Atlanta, Georiga, this 10 day of July, 2006.

My Commission Expires: May 9, 2006

Notary Public



FILE BOX