THIS INSTRUMENT PREPARED BY:

F. B. Murphy, Jr., Attorney
2021 Richard Jones Road, Suite 350
Nashville, Tennessee 37215

Davidson County DEEDWARR
Recvd: 08/18/06 08:37 2 pgs
Fees:13.00 Taxes:33.30
20060818-0101836

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NO.
Reginald Howard 403 Ewing Drive Nashville, Tennessee 3707	Same	081 11 0 396.00

WARRANTY DEED

For and in consideration of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, A. C. Spain, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Reginald Howard, hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land located in Davidson County, Tennessee, described as follows:

> Being the northerly 50 feet of Lot No. 307 on the plan of D. T. McGavock's and Others Addition, as of record in Book 21, page 41, Regioster's Office for Davidson County, Tennessee.
>
> Said part of Lot No. 307 fronts 50 feet on the easterly side of 16th Avenue, North, and extends back between parallel lines along the southerly margin of Cockrill Street, 170 feet to an alley.
>
> Being the same property conveyed to A. C. Spain by Trustee's Deed from F. B. Murphy, Jr., Trustee., of record in Instrument No. 20060703-0078883, said Register's Office.

This is improved property commonly known as 1528 16th Avenue, North, Nashville, Tennessee 37208.

This conveyance is subject to any and all existing easements, setback lines and restrictive covenants of record in said Register's Office.

TO HAVE AND TO HOLD said parcel of land, with the appurtenances, estate, title and interest thereto belonging to said Grantee, his heirs and assigns, forever; and Grantor does covenant with Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as otherwise set out herein; Grantor does further covenant and bind herself, her heirs, assigns and representatives, to warrant and forever defend the title to said land to Grantee, his heirs and assigns, against the lawful claim of all persons whomsoever.

WITNESS my hand this 15th day of August, 2006.

A. C. SPAIN

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, A. C. Spain, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee this 15th day of August, 2006.

F.B. MURPHY, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Comm. Expires May 22, 2010

NOTARY PUBLIC

My Commission Expires: My Comm. Expires May 22, 2010.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $9,000.00.

Affiant

Subscribed and sworn to before me this 15th day of August, 2006.

Notary Public

My Commission Expires: 5-22-10.

F.B. MURPHY, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Comm. Expires May 22, 2010