Prepared by:
Amy Cross Nance
Attorney at Law
1600 Westgate Circle Suite 125
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $105,000.00

Affiant

Subscribed and sworn to before me, this 29th day of August, 2006

Notary Public
My commission expires: 5/3/10

JENNIFER L. WILSON
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY

Davidson County DEEDWARR
Recvd: 08/30/06 11:15 2 pgs
Fees:13.00 Taxes:388.50
20060830-0107123

Address of New Owner:	Send Tax Bills to:	Tax Information
Randall Howard	Wells Fargo Bank, N.A.	087-09-0-040.00
2026 Angelica Circle	2701 Wells Fargo Way	
Stockton, CA 95207	Minneapolis, MN 55467	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged Robert V. Seabrooks and wife, Carolyn A. Seabrooks, hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to Randall Howard, 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:

Land in Davidson County, Tennessee, being Lot No. 198 on the Plan of Valley Grove Subdivision, Section 8, of record in Book 5200, page 606, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Robert V. Seabrooks and wife, Maureen G. Seabrooks, by deed dated 03/31/1988, from Samuel R. Pierce, Jr., Secretary of Housing and Urban Development, of record in Book 7505, page 403, in the Register's Office for Davidson County, Tennessee. Property further conveyed to Robert V. Seabrooks by Divorce Decree of record in docket# 20868 in the Chancery Court for Williamson County, Tennessee, and in Book 8779, page 463, in the Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following: 1) 2006 taxes a lien which are not yet due and payable. 2) All matters appearing on plan of Valley Grove, Section 8 of record in Book 5200 Page 606, Register's Office for Davidson County, Tennessee 3) Restrictive Covenants of record in Book 6139, page 443 4) Subject to any and all easements and restrictions showing and not showing of record.

This property is improved property known as 4560 & 4562 Brooke Valley Dr., Hermitage, Tennessee 37076

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), 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 24th day of August, 2006.

Robert V. Seabrooks

Carolyn A. Seabrooks

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Robert V. Seabrooks and wife, Carolyn A. Seabrooks , the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this 24th day of August, 2006.

Notary Public

My Commission expires: 4/2/10

FILE NO: T00261

Amy Cross Nance
State of Tennessee Notary Public
Williamson County