WARRANTY DEED

Davidson County DEEDWARR
Recvd: 09/19/06 11:11 3 pgs
Fees:18.00 Taxes:999.00

20060919-0115848

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 270,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF September 2006

Notary Public

MY COMMISSION EXPIRES: 7-21-10
(AFFIX SEAL)

State of Tennessee Notary Public Williamson County

THIS INSTRUMENT WAS PREPARED BY
Coomer and Jenkins, Suite 230, 392 Harding Place, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
David Avent Howe, Sr. (NAME)	SAME (NAME)	MAP 171-3B
641 Old Hickory Blvd., #62 (ADDRESS)	(ADDRESS)	PARCEL 146
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, Alice J. Louivere Tapp

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO David Avent Howe, Sr.

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 Unit No. 62, Townhomes of Fredericksburg, Phase 1, Section 3, according to plat of record in Book 9700, page 485; and revised in Book 9700, page 534, Register's Office for Davidson County, Tennessee, to which plan reference is here by made for a more complete and accurate legal description.

Being the same property conveyed to Alice J. Louivere by deed from Kenneth A. Huber and wife, Renee K. Huber of record in Instrument No. 20010820-0089652, Register's Office for Davidson County, TN. The said Alice J. Louivere having since married and now being Alice J. Louivere Tapp.

Jim Tapp joins in this conveyance to convey any interest he may have as the husband of Alice J. Louivere Tapp.

Subject to Declaration of Covenants, Conditions and Restrictions of record in Book 7798, page 843; Book 10126, page 435; amended in Book 10224, page 683; Book 10294, page 850; Book 10628, page 517; Book 10694, page 541; Bylaws of record in Book 10126, page 489; amended in Book 10274, page 959, and Book 10694, page 539, said Register's Office.

Subject to Charter of Townhomes of Fredericksburg Homeowners Association, Inc.

CONTINUED

unimproved ( )
This is improved (X) property, known as 641 Old Hickory Blvd. #62, 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 12th day of September, 2006

Alice J. Louivere Tapp by Samuel F. Anderson attorney in fact — Jim Tapp by Samuel F. Anderson attorney in fact

both by Samuel F. Anderson by Power of Attorney of record in Instrument No. 200609190115847 Register's Office for Davidson County, TN

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

_____

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____ _____, Tennessee, this _____ day of _____.

Commission expires _____ _____

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon_____ oath(s) acknowledged _____to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____on this the _____ day of _____ .

My commission expires _____ _____

Notary Public

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On September 12, 2006 before me personally appeared Samuel F. Anderson to me known to be the person who executed the foregoing instrument in behalf of Alice J. Louivere Tapp and Jim Tapp and acknowledged that he executed same as the free act and deed of said above named for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 12th day of September 2006.

My Commission Expires:
3-21-09

PHYLLIS KEENAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Phyllis Keenan
Notary Public

LEGAL DESCRIPTION CONTINUATION

of record in Book 10126, page 430 and Open Space Plan of record in Book 7900, page 804; and Deed for Amenities Area of record in Book 9443, page 538, said Register's Office.

This conveyance is subject to any and all existing easements of record and to all matters shown on the plan of record in Book 9700, page 534, said Register's Office.

Taxes for the year 2006 are prorated and assumed by the Grantee(s) herein.

The legal description is the same as the previous deed of record.