This space for Register's Office:

Davidson County DEEDWARR
Recvd: 11/03/06 11:47 2 pgs
Fees:13.00 Taxes:321.90

20061103-0136891

PREPARED BY (AND RETURN TO)
Robert W. Rutherford, Attorney at Law
Serenity Title & Escrow, LLC
116 Wilson Pike Circle Ste 251
Brentwood, TN 37027

ADDRESS NEW OWNER:
Lisa J. Whitaker
562 Cheryl Ave
Madison, TN 37115

SEND TAX BILLS TO:
New Owner

Map # 19-052.02-0-131.00

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

For the consideration of Ten Dollars ($10.00), cash in hand paid,, the receipt and sufficiency of which is hereby acknowledged, **Rebecca M. Howell, unmarried** hereinafter called the **Grantors**, do hereby convey unto **Lisa J. Whitaker single** hereinafter called the **Grantee**, all right, title, interest, claim, or lien in and/or to that certain real property parcel of land, and any improvements and/or appurtenances thereto, situated and located in Davidson County, State of Tennessee, and legally described as:

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. 40 of Rainbow Terrace, of record in Book 1130, page 85 RODC, Tennessee said Lot No 40 faces 50 feet on the southerly side of Cheryl Avenue and runs back 146.4 feet on the westerly line and 145.8 feet on the easterly line of a dead line.

Being the same property conveyed to Rebecca M. Howell on April 6, 2006 by Special Warranty Deed of record in Instrument 20060412-0042210 said Register's Office.

This is improved property known as: 562 Cheryl Avenue Madison, TN 37115.

Property taxes have been prorated between the Grantor and Grantee herein as of the date of this conveyance. All future taxes are the sole responsibility and liability of the Grantee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions and (5) other matters of public record.

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said 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, unless otherwise herein set out.

GRANTOR FURTHER CONVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

And I do warrant the title against all persons whomsoever, subject only to those encumbrances or liens of record, or as above set forth, if any.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 30th day of October, 2006.

Rebecca M. Howell

Rebecca M. Howell

State of Tennessee
County of Davidson

BEFORE ME, the undersigned authority, on this day personally appeared Rebecca M. Howell known to me to be the persons whose name is subscribed to the foregoing document, (or proved to me based on satisfactory evidence) who on oath stated to me that she executed the same for the purposes and consideration therein expressed, and acknowledged the same to be her free act and deed.

SUBSCRIBED AND SWORN TO BEFORE ME this 30th day of October 2006.

Notary Public in and for the
State of Tennessee

My Commission Expires: 6/22/08

STATE OF TENNESSEE
COUNTY OF Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $87,000.00

Affiant

Sworn and subscribed before me on 10/30/2006.

Notary Public

My Commission Expires:
5/24/08

PRISCILLA C. URBANEK
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TN