This Instrument Prepared By:
Prestige Title, LLC
1600 Westgate Circle, Ste 200
Brentwood, TN 37027

Return To:
Prestige Title, LLC
1600 Westgate Circle, Ste 200
Brentwood, TN 37027

Davidson County DEEDWARR
Recvd: 11/13/06 10:18 2 pg
Fees:13.00 Taxes:416.25

20061113-0140099

Warranty Deed

ADDRESS OF NEW OWNER:
Richard Fewell
494 Whispering Hills Drive
Nashville, TN 37211

SEND TAX BILLS TO:
New Owner

MAP/PARCEL NO:
147-15-0-201.00

For good and valuable consideration received, **Janice Tomlinson, Joseph Walter Johnson and James R. Johnson, Jr., heirs-at-law of Margaret M. Howell,** (Grantor) by these presents does transfer and convey unto the Grantee, **Richard Fewell,** Single, his heirs and assigns, all of the right, title and interest in and to that certain tract or parcel of land in Davidson County, Tennessee described as follows:

Land in Davidson County, Tennessee, being Lot No. 151, on the Plan of Whispering Hills, Section I, as of record in Book 2331, pages 82, 83 and 84, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Haskell D. Howell and wife, Margaret J. Howell by deed from Middle Tennessee Land Company, dated June 1, 1956, of record in Book 2541, page 29, Register's Office for Davidson County, Tennessee. The said Margaret J. Howell, unmarried, having died intestate, on April 17, 2006, and being predeceased by Haskell D. Howell, on January 10, 1985. Subject property vesting in Janice Tomlinson, James Walter Johnson and James R. Johnson, Jr., the heirs-at-law of Margaret J. Howell, according to the Heirship Affidavit being recorded simultaneously herewith in Instrument # 20061113-0140097 & 20061113-0140098, Register's Office for Davidson County, Tennessee
Said Property is conveyed subject to any and all restrictions and easements of record.

This is improved property known as 494 Whispering Hills Drive, Nashville, TN 37211.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the Grantee(s), their heirs and assigns forever. And the Grantor(s) covenant with the Grantee that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that same is unencumbered except as stated above. And the Grantors do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to said land to the Grantee, its heirs and assigns, against the lawful claims of all persons whomsoever.

Witness my hand this 31st day of October, 2006.

Janice Tomlinson
Janice Tomlinson

Joseph Walter Johnson
Joseph Walter Johnson

James R. Johnson Jr.
James R. Johnson, Jr.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 31st day of October 2006, before me personally appeared, **Janice Tomlinson, Joseph Walter Johnson, and James R. Johnson, Jr.** to me known (or proved to me on the basis of satisfactory evidence) to be the persons who executed the forgoing instrument, and acknowledged that they executed the same as their free act and deed and for the purposes described herein.

Witness my hand and official seal, at the office, this 31st day of Oct 2006.

My commission expires: 2/5/09

CAROL T. BAKER NOTARY PUBLIC AT LARGE CHEATHAM COUNTY, TENN.

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $ 112,500.00

Affiant

Subscribed and sworn to before me this 31st day of October, 2006.

Notary Public

My Commission Expires:

TAMILYN DERRYBERRY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY