Davidson County DEEDWARR
Recvd: 02/06/07 14:21 2 pgs
Fees:13.00 Taxes:518.00
20070206-0015588

Prepared by:
Realty Title & Escrow Company, Inc.
808 N. Mt. Juliet Road
Mt. Juliet, TN 37122

STATE OF TENNESSEE
COUNTY OF WILSON
The actual consideration or value, whichever is greater, for this transfer is $140,000.00

Affiant

Subscribed and sworn to before me, this 19th day of January, 2007.

Notary Public
My commission expires: 7-24-10

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

06-0701-72586

Address of New Owner:	Send Tax Bills to:	Tax Information
Anthony Davis 2621 Gallatin Road Nashville TN 37216	New Owner	072-10-0-108.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Patricia Kay Heath, ~~Executrix for the Estate of Clifford O. Howard, Sr.,~~ hereinafter referred to as Grantor, has bargained and sold, and does hereby transfer and convey to Anthony Davis, a single man, hereinafter called the Grantee, his successors 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 Lot No. 6, on the Plan of Map of Eskridge's Subdivision, of record in Book 547, Page 22, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Clifford O. Howard by deed from Joe B. Jennison, dated June 2, 1988, recorded June 2, 1988, of record in Book 7560, Page 920, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Clifford O. Howard, Sr. Revocable Living Trust by Quitclaim Deed from Clifford O. Howard, Sr., dated February 17, 1997, recorded February 28, 1997, of record in Book 10363, Page 661, Register's Office for Davidson County, Tennessee. The said Clifford O. Howard, Sr. having since died on October 15, 2004, with Patricia Kay Heath being his sole surviving beneficiary and heir-at-law. See Davidson County Seventh Circuit Court, Case No. 06P-158, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Patricia Kay Heath by Quitclaim Deed from David Kennedy, Jr., Trustee, dated July 10, 2006, recorded August 18, 2006, of record in Instrument No. 20060818-0102157, Register's Office for Davidson County.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 2621 Gallatin Road, Nashville, TN 37216

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 22 th day of January, 2007.

Patricia Kay Heath

STATE OF TEXAS
COUNTY OF Harris

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Patricia Kay Heath, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Kingwood, TX, this 19th day of January, 2007.

Notary

My Commission expires
3-18-08

KELLY FORCE
NOTARY PUBLIC
STATE OF TEXAS
COMM. EXP. 03-18-2008