THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **FTEC File No. 26208-01-2007** **Record & Return To:** **First Title and Escrow Company, Inc.** File Box 9B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $500,000.00. Affiant Subscribed and sworn to before me this 13th day of March, 2007. Notary Public My Commission Expires:

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires JULY 19, 2008

WARRANTY DEED

Address New Owner: John F. Shea, Ray I. Booth 322 West 19th St. Duplex A New York, NY 10011	**Send Tax Bills To:** New Owner	**Tax Information:** Map No.145-07-0 Parcel No. 068.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Sherry W. Howell**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **John F. Shea, Married and Ray I. Booth, Unmarried as Joint Tenants With Right of Survivorship** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

Everette I. Howell, Jr., spouse of Sherry W. Howell, hereby joins in the execution of this instrument to convey any and all marital interest he may have in the subject property.

This is unimproved property located at 1128 Travelers Ridge Drive, Nashville, TN 37220

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 13th day of March, 2007.

Sherry W. Howell

Sherry W. Howell

Everette I. Howell, Jr.

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Sherry W. Howell and Everett I. Howell, Jr.**, 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, at office, this 13th day of March, 2007.

Notary Public

My Commission Expires:

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires JULY 19, 2008

Davidson County DEEDWARR
Recvd: 03/15/07 15:02 2 pgs
Fees:13.00 Taxes:1850.00

20070315-0031879

EXHIBIT "A"

Land in Davidson Tounty Tennessee, being Lot No. 34 on the Plan of Resubdivision of Lots 34 and 35 Inns of Granny White as of record in Plat Book 6900, page 412, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to Everette I. Howell and wife, Sherry W. Howell, by deed dated December 3, 2001, from Dillard G. Adams and wife Susan Cole Adams, of record in Instrument No. 20011204-0132862, Register's Office for Davdson County, Tennessee. Being further conveyed to Sherry W. Howell by Quitclaim deed from Everette I. Howell, Jr. of record in Instrument No. 20031110-0164607, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2007 City/County Taxes which have been prorated by the parties and assumed by the Grantee.
2. Declaration of Covenants, Conditions and Restrictions for Inns of Granny White of record in Book 6566, page 473, amended in Book 8595, page 423 and Instrument No. 20060308-0027157, Register's Office for Davidson County, Tennessee, (omitting therefrom any covenants, conditions or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenants, conditions or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap, but does not discriminate against handicapped persons).
3. Charter of Incorporation of Charter of Inns of Granny White Homeowners' Association of record in Book 8741, page 252, Register's Office for Davidson County, Tennessee.
4. All matters appearing on the Plan of record as Book 6900, page 412, Register's Office for Davidson County, Tennessee.
5. Easement for driveway ingress and egress of record in Book 7377, page 816, Register's Office for Davidson County, Tennessee.