Davidson County DEEDWARR
Recvd: 04/25/07 14:00 2 pgs
Fees:13.00 Taxes:407.00

20070425-0049434

WARRANTY DEED

NOTARY PUBLIC AT LARGE DAVIDSON CO., TENN.

MY COMMISSION EXPIRES: JAN 28, 2008

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 110,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF April 2007

Notary Public

MY COMMISSION EXPIRES: 1-26-2008
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
AmTitle & Escrow, LLC, 515 Rivergate Parkway, Suite 111, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Beverly J. Howse (NAME)	Regions Bank d/b/a Regions (NAME)	MAP 060-02-0
3025 Carterwood Drive (ADDRESS)	2050 Parkway Office Circle (ADDRESS)	PARCEL 209.00
Nashville, TN 37207 (CITY) (STATE) (ZIP)	Birmingham, AL 35244 (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, Frank Donnell, Charles Donnell, Hershel Donnell, Gwendolyn Grimes, and Roger EverettDonnell, III, being all of the heirs-at-law of Anna Lee Donnell, * HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Beverly J. Howse

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 Lot No. 200 on the Plan of Parkwood Estates, Section 1, as of record in Book 2900, Page 119, Register's Office for Davidson County, Tennessee.

SAID Lot No. 200 fronts 90 feet on the Southwesterly side of Carterwood Drive and runs back 160 feet on the Southeasterly line and 113.9 feet on the Northwesterly line, to a rear line measuring 78.5 feet thereon.

BEING the same property conveyed to Anna Lee Donnell by Quitclaim Deed dated February 28, 1995, from Tommie Lee Benderman, of record in Book 9605, Page 192, Register's Office for Davidson County, Tennessee. The said Anna Lee Donnell, being an unmarried person, has since died intestate, on January 24, 2007, a resident of Davidson County, Tennessee, leaving as her only heirs-at-law, Frank Donnell, Charles Donnell, Hershel Donnell, Gwendolyn Grimes, and Roger Avery Donnell, III. Frank Donnell was appointed Administrator of the Estate of Anna Lee Donnell, Case No. 07P-468, Seventh Circuit Court for Davidson County, Tennessee, Probate Division.

This conveyance is subject to taxes for the year 2007, and subsequent years, easements and restrictive covenants of record.

- CONTINUED -

unimproved ( )
This is improved (X) property, known as 3025 Carterwood Drive, Nashville, TN 37207
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

*Deceased

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 20th day of April 2007

Frank Donnell, Administrator of The Estate of Anna Lee Donnell

Frank Donnell

Charles Donnell

Hershel Donnell

Gwendolyn Grimes

Roger Everett Donnell III
by Gwendolyn Grimes
Roger Everett Donnell, III
By Gwendolyn Grimes, His Attorney-in-fact

LEGAL DESCRIPTION CONTINUATION:

Gwendolyn Grimes executes instrument as Attorney-In-Fact on behalf of Roger Avery Donnell, III, pursuant to the Specific Power of Attorney which is of record by Instrument No. 20070425004943 3 **in the Register's Office for Davidson County, Tennessee.**

Roger Avery Donnell, III being one and the same person as Roger Everett Donnell, III.

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Frank Donnell as Administrator, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his oath acknowledged himself to be the Administrator of the Estate of Anna Lee Donnell, Deceased , the within named bargainor and that he as such Administrator being authorized so to do, executed the foregoing instrument for the purposes therein contained by the said Frank Donnell as Administrator of the Estate of Anna Lee Donnell, Deceased.

Witness my hand and official seal at office at Goodlettsville, Tennessee on this the 20th day of April, 2007.

DANIEL L. WISCHMEIER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

Notary Public

My Commission Expires: 9/22/07

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Frank Donnell, Charles Donnell, Hershel Donnell, and Gwendolyn Grimes, the bargainor's, 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 and official seal at Goodlettsville, Tennessee, on this the 20th day of April, 2007.

DANIEL L. WISCHMEIER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

Notary Public

My Commission Expires: 9/22/07

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 20th day of April, 2007, before me, the undersigned, a Notary Public in and for said County and State, personally appeared Gwendolyn Grimes, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Roger Avery Donnell, III as his Attorney-In-Fact, and who acknowledged that she as the Attorney-in-fact executed the same as the free act and deed of the said Roger Avery Donnell, III.

Witness my hand and official seal at Goodlettsville, Tennessee, this the 20th day of April, 2007.

DANIEL L. WISCHMEIER

Notary Public

My Commission Expires: 9/22/07