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Realty Title
Box 48A

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **3817 Bedford Avenue** **Suite 140** **Nashville, Tennessee 37215** **CRT File No. 07030008** Davidson County DEEDWARR Recvd: 05/07/07 08:23 2 pgs Fees:13.00 Taxes:739.63 20070507-0054187	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $199,900.00. Affiant Subscribed and sworn to before me, this 27th day of April, 2007. Notary Public My Commission Expires: 7-24-2010

KAREN COLBERT NOTARY PUBLIC TENNESSEE DAVIDSON COUNTY

WARRANTY DEED

Address New Owner: Harlan P. Howard, Jr. and Jill L. Howard 821 Beech Bend Drive Nashville, TN 37221	Send Tax Bills To: FRANKLIN AMERICAN MORTGAGE 501 CORPORATE CENTRE DRIVE STE. 400 FRANKIN, TN 37067	Tax Information: Tax Parcel ID No. 142-14-161.00

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, Shane Abernathy, unmarried ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to Harlan P. Howard, Jr. and wife, Jill L. Howard, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 675 ON THE PLAN OF HARPETH WOODS, SECTION THREE OF RECORD IN PLAT BOOK 5200, PAGE 270, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE LEGAL DESCRIPTION OF SAID LOT. BEING THE SAME PROPERTY CONVEYED TO SHANE ABERNATHY, UNMARRIED BY WARRANTY DEED FROM CHAD HORNICK AND SARAH HORNICK, HUSBAND AND WIFE, RECORDED ON THE 7TH DAY OF DECEMBER, 2005 IN INSTRUMENT NO. 20051207-0147393, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

This is improved property located at 821 Beech Bend Drive, Nashville, TN 37221.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, 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 for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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 this 27th day of April, 2007.

Shane Abernathy

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Shane Abernathy, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 27th day of April, 2007.

Notary Public

My Commission Expires: 11/22/10



