Davidson County DEEDWARR
Recvd: 06/26/07 11:04 2 pgs
Fees:13.00 Taxes:669.70

20070626-0076150

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, is **$181,000.00** (One Hundred Eighty One Thousand).

AFFIANT

Subscribed to and sworn before me this 30th day of May, 2007.

NOTARY PUBLIC MY COMMISSION EXPIRES:

GEOFFREY M. GRISSIM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. (NOTARY SEAL)

My Commission Expires JAN. 24, 2009

THIS INSTRUMENT PREPARED BY AND PLEASE RETURN TO:

GRISSIM TITLE & ESCROW, LLC.
2309 Crestmoor Road, Suite 300, Nashville, TN. 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	**SEND TAX BILLS TO:**	**MAP-PARCEL NUMBER:**
Thomas G. Howes and Deborah Howes 4024 Chase Point Place Joelton,TN 37080	American Home Mortgage 538 Broadhollow Road Melville, NY 11747	**022-02-0-045.00**

WARRANTY DEED

FOR AND IN 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, I/WE, **HORACE H. HENDERSON, JR. AND WIFE MARY JO HENDERSON**, HEREINAFTER CALLED THE **GRANTOR(S)**, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO, **THOMAS G. HOWES AND DEBORAH HOWES, HUSBAND AND WIFE,** HEREINAFTER CALLED THE **GRANTEE(S)**, 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. 31, on the Plan of Chase Point, Section Three, as shown on plat of record in Plat Book 9700, page 625, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Horace H. Henderson, Jr. and Mary Jo Henderson, husband and wife, in Instrument 20000817-0081464 recorded 8/17/2000, Register's Office for Davidson County, Tennessee.

Mary Jo Henderson executes this instrument as Attorney-In-Fact on behalf of Horace H. Henderson, Jr., pursuant to the Power of Attorney being recorded in Instrument 20070626-0076149, Register's Office for Davidson County, Tennessee.

SUBJECT TO ALL EASEMENTS, COVENANTS, CONDITIONS, RESERVATIONS, LEASES AND RESTRICTIONS OF RECORD, ALL LEGAL HIGHWAYS, ALL RIGHTS OF WAY, ALL ZONING, BUILDING AND OTHER LAWS, ORDINANCES AND REGULATIONS, ALL RIGHTS OF TENANTS IN POSSESSION, AND ALL REAL ESTATE TAXES AND ASSESSMENTS NOT YET DUE AND PAYABLE.

This is:	(**X**) IMPROVED ( ) UNIMPROVED	Property known as: **4024 CHASE POINT PLACE** **JOELTON,TN37080**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns, forever, and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

LTSR Number:

GTE File: 2007

WITNESS, this 30th day of May, 2007

Horace H. Henderson, Jr. X Horace H. Henderson, JR

BY: X Mary Jo Henderson, AIF
Mary Jo Henderson

Mary Jo Henderson
Mary Jo Henderson

(Individual Notary Acknowledgement)
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Mary Jo Henderson with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and upon oath acknowledged she executed the within instrument for the purposed therein contained.

Witness my hand and official seal at office at Nashville, TN on this the 30th day of May, 2007.

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Notary Public Commission Expires: _____

My Commission Expires JAN. 24, 2009

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 30th day of May, 2007, before me, the undersigned, a Notary Public in and for said County and State, personally appeared Mary Jo Henderson to me known to be the person who executed the foregoing instrument in behalf of Horace H. Henderson, Jr., and acknowledged that she executed that same as the free act and deed of the said Horace H. Henderson, Jr..

Witness my hand and official seal at Nashville, Tennessee, this the 30th day of May, 2007.

JEFFREY M. GRISHAM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Notary Public Commission Expires: _____

My Commission Expires JAN. 24, 2009