[ADDRESS NEW OWNER:]	[SEND TAX BILLS TO:]	[MAP-PARCEL NO.]
Michael H. Cole and John B. Cole	New Owner	Map/Parcel
328 East Old Hickory Blvd.		07509018400
Madison, TN 37115		07-06-13018

This instrument prepared by : Robert J. Notestine, III, Attorney, 4515 Harding Rd, Suite 315, Nashville, Tennessee 37205

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **Dale Howard and wife, Frances Howard,** (The "Grantors") have bargained and sold, and by these presents do transfer and convey unto **Michael H. Cole, and John B. Cole,** (The "Grantees"), their heirs and assigns, a certain tract or parcel of land in **Davidson County**, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot 1122, Section 9, Hermitage Hills, as shown on plat of record in Plat Book 3600, page 97, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Dale Howard and wife, Frances Howard by Warranty Deed from Dorothy R. Adams, and Louise L. Ezell, recorded on the 1st day of October, 1985 in Book 6669, page 313, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to the following:

1. All matters as shown on Plat in Plat Book 3600, page 97, Register's Office for Davidson County, Tennessee.
2. Covenants, Conditions and Restrictions of record in Book 3864, page 441, Register's Office for Davidson County, Tennessee.
3. Easement for Public Utility and Drainage of record in Book 11120, page 627, Register's Office for Davidson County, Tennessee.
4. Easement for Private Sewer Service recorded in Book 11120, page 631, Register's Office for Davidson County, Tennessee.
5. 2007 property taxes not yet due and payable, which have been prorated, the payment of which is assumed by Grantee.

This is improved property commonly known as: 245 Bonnafield Drive, Hermitage, TN 37076

Davidson County DEEDWARR
Recvd: 07/02/07 14:09 2 pgs
Fees:13.00 Taxes:444.00
20070702-0078833

[STATE OF TENNESSEE]
[COUNTY OF DAVIDSON]

The actual consideration or value, whichever is greater for this transfer is $120,000.00

Michael H. Cole
Affiant

Subscribed and sworn to before me
this 21st day of June, 2007

My Commission Expires: My Commission Expires 03/21/2009

Fran Y. Orson
Notary Public

Fran Y. Orson State of Tennessee Notary Public Davidson County

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, their heirs and assigns, forever.

And Grantors do covenant with the said Grantees that the Grantors are lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth herein above.

And Grantors do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the Property to the said Grantees, their heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 26th day of June, 2007.

Dale Howard by Frances Howard attorney in fact

Dale Howard by Frances Howard, attorney in fact

Frances Howard

Frances. Howard

State of Tennessee
County of Davidson

Personally appeared before me, a Notary Public for the State and County aforesaid, **Frances Howard,** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged herself to be the within named bargainor, and executed the foregoing Instrument for the purposes therein contained.

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

Notary Public

My Commission Expires 03/21/2009

My commission expires: _____

Fran Y. Oroson Notary Public State of Tennessee Davidson County

On this 27th day of June, 2007, before me personally appeared **Frances Howard,** 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 **Dale Howard** as his attorney in fact and acknowledged the she executed the same as the free act and deed of said **Dale Howard**.

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

Notary Public

My Commission Expires 03/21/2009

My commission expires: _____

Fran Y. Oroson Notary Public State of Tennessee Davidson County

M.C.