Record & Return to
Watauga Title Company
155 Franklin Road, Suite 120
Brentwood, TN 37027

This Instrument Prepared By:
Thomas I. Bottorff, Attorney
155 Franklin Road, Suite 120
Brentwood, Tennessee 37027

Davidson County DEEDWARR
Recvd: 09/14/07 15:20 2 pgs
Fees:13.00 Taxes:897.25
20070914-0110547

ADDRESS NEW OWNER:
Kristi A. Henson
2217 Maple Grove Lane
Nashville, Tennessee 37211

SEND TAX BILL TO:
Mortgagee

MORTGAGEE:
USAA Federal Savings Bank
10750 McDermott Freeway
San Antonio, TX 78288

MAP	**180-04**
GROUP	**A**
PARCEL	**048.00 CO**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Larry Thomas Howell, married,** hereinafter called the GRANTOR, has bargained and sold, and by these presents, does hereby transfer and convey unto **Kristi A. Henson, unmarried** hereinafter called the GRANTEE, her 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. 172 on the Plan of Second Revision to Lots 171 and 172, Addition to Highland Creek, of record in Instrument No. 20020710-0083053, Register's Office, Davidson County, Tennessee, to which reference is hereby made for a more complete and detailed description thereof.

Being the same property conveyed to Larry Thomas Howell, married by deed from Classic Homes BOS, LP of record in Instrument No. 20050428-0047209, Register's Office for Davidson County, Tennessee.

* KAREN LARSON, spouse of Larry Thomas Howell, joins in this conveyance to transfer any right, title or interest she may have in subject property, marital or otherwise.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2007 and subsequent years.

This is **improved** property known as **2217 Maple Grove Lane, Nashville, Tennessee 37211.**

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, her heirs and assigns , forever, and, GRANTOR does covenants with the said GRANTEE that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and, GRANTOR, does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, and her 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 the **10th** day of **September, 2007.**

Larry Thomas Howell

Karen Larson

STATE OF CALIFORNIA
COUNTY OF Los Angeles

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Larry Thomas Howell and Karen Larson**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 8th day of September, 2007.

NOTARY PUBLIC

My Commission Expires: 09/16/2008

RAJEEV MANCHANDA
COMM. #1513783
Notary Public - California
Los Angeles County
My Comm. Expires Sep. 16, 2008

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $242,500.00.

AFFIANT

Subscribed and sworn to before me on this 10th day of September, 2007.

Robert M. Loffi
NOTARY PUBLIC

My Commission Expires: 7/19/2008

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

ROBERT M. LOFFI NOTARY PUBLIC AT LARGE STATE OF TENNESSEE