WARRANTY DEED

AT-20070129

STATE OF Tennessee

COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $105,000.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 17th day of September, 2007.

(Affix Seal) Notary Public

My Commission Expires: 6-12-11

APRIL G. NICHOLS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
ANCHOR TITLE, LLC
124 12TH AVENUE SOUTH, SUITE 600
NASHVILLE, TN 37203

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Felice Washington	Elite Home Loans	080-11-0 004.00
1460 Snell Boulevard	109 Westpark Drive, Suite 260	
Nashville, TN 37218	Brentwood, TN 37027	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Debbi Howard, single**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **Felice Washington and husband, Michael Washington**, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **Davidson** COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Exhibit "A"

A certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit;

Being Lot No. 364 on the Plan of Bordeaux Hills, Section 2, of record in Plan Book 3600, page 7, Register's Office for Davidson County, Tennessee, and described as follows;

Said Lot No. 364 fronts 52.0 feet on the southerly margin of Snell Blvd and extends back 138.8 feet on the northwesterly line and 145.0 feet on southeasterly line to a dead line in the rear, measuring 67.67 feet thereon.

Being the same property conveyed to Debbi Howard, singe from Damon Bryant, a single person by Quitclaim Deed dated January 30, 2006 and recorded February 8, 2006 in Instrument #20060208-0015899, Register's Office for Davidson County, Tennessee.

( ) unimproved
This is (X) improved property know as 1460 Snell Boulevard, Nashville, TN 37218.

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, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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, 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/our hand(s) this 17th day of September, 2007

Debbi Howard

Debbi Howard

Davidson County DEEDWARR
Recvd: 09/18/07 16:01 1 pgs
Fees:13.00 Taxes:388.50
20070918-0111854

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, April G. Nichols, a Notary Public in and for said County and State, the within named Debbi Howard , the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Williamson, Tennessee, this 17th day of September, 2007.

Notary Public

My Commission Expires: 6-12-11

APRIL G. NICHOLS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY