WARRANTY DEED

Greater Nashville
Title & Closing Co.
200 Madison Street
Madison, TN 37115

Davidson County DEEDWARR
Recvd: 10/22/07 12:38 3 pgs
Fees:18.00 Taxes:412.55

20071022-0124838

DEANIE L. GREGORY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 111,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
19th DAY OF October, 2007

Notary Public

MY COMMISSION EXPIRES: 3-10-10
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Deanie L. Gregory, Attorney at Law, 200 Madison Street, Madison, TN 37115

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Joanne Aronis	same as new owner	MAP & PARCEL
(NAME)	(NAME)	
2904 Delta Queen Drive		062020A19100CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, WE, Clifton Howard Jr and wife, Beverly Gail Howard

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Joanne Aronis

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Land in Davidson County, Tennessee, being Lot No 191 on the Plan of River Trace Estates, Phase I, Section II, of record in Book 6900, Page 158 and 159, Register's Office for Davidson County, Tennessee, to which plat refernce is hereby hade for a more complete and accurate description.

Being the same property conveyed to Clifton Howard Jr., and Beverly Gail Howard from. Beverly Gail Felts n/k/a Beverly Gail Howard by Quit Claim Deed recorded January 6, 2006 as Instrument Number 20060106-0002257 in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO PROPERTY TAXES FOR THE YEAR 2008 AND SUBSEQUENT YEARS, FURTHER SUBJECT TO the Plan of River Trace Estates, Phase I, Section II, of record in Plat Book 6900, Page 158, Register's Office for Davidson County, Tennessee, which shows an owner's certificate, certain notes, easements and buildings setback lines, if any, as may be set forth thereon. Declaration of Covenants, Conditions and Restrictions for River Trace of record in Book 6581, Page 370, as amended in Book 6892, Page 747, Register's Office for Davidson County, Tennessee. By-Laws of River Trace Homeowner's Association, Inc. of record in Book 6581, Page 390, Register's Office for Davidson County, Tennessee. Charter of Incorporation of River Trace Homeowner's association, Inc. of record in Book 6581, Page 363, Register's Office for Davidson County, Tennessee. TVA Transmission Line Easement of record in Book 1163, Page 341, Register's Office for Davidson County, Tennessee. Easements of record in Book 3959, Page 595, Book 202, Page 83, Book 6583, Page 698, Book 7030, Page 798, Book 7298, Page 484, Book 7097, Page 135, Book 7097, Page 144, Book 7097, Page 140 and Book 7097, Page 149 Register's Office for Davidson County, Tennessee. Transmission Line Easement granted to the United States of America, of record

CONTINUED

unimproved ( )
This is improved (X) property, known as 2904 Delta Queen Drive, Nashville, TN 37214
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 our hand s this 19th day of October, 2007

Clifton Howard Jr by Jessie B. Clinard his attorney in fact
Clifton Howard Jr — Jessie B. Clinard

Beverly Gail Howard by Jessie B. Clinard her attorney in fact
Beverly Gail Howard — Jessie B. Clinard

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~

Personally appeared before me, ~~the undersigned~~, a Notary Public in and for said County and State, the within named ~~Clifton Howard Jr. and wife, Beverly Gail Howard~~

the bargainor ~~sx~~, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that ~~they~~ executed the within instrument for the purposes therein contained. Witness my hand and official seal at ~~Madison~~, Tennessee, this _____ day of _____, _____.

Commission expires _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, _____.

My commission expires _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 19th day of October, 2007 before me personally appeared Jessie B. Clinard, to me known, or who proved to me on the basis of satisfactory evidence to be the person who executed the foregoing instrument on behalf of Clifton Howard Jr., and acknowledged that she executed the same as the free act and deed of the said Clifton Howard Jr.

Witness my hand and offical seal at Madison, Tennessee, this the 19th day of October, 2007.

My Commission expires 3/20/2010

DEANIE L. GREGORY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Deanie L. Gregory
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 19th day of October, 2007 before me personally appeared Jessie B. Clinard, to me known, or who proved to me on this basis of satisfactory evidence to be the person who executed the foregoing instrument on behalf of Beverly Gail Howard, and acknowledged that she executed the same as the free act and deed of the said Beverly Gail Howard.

Witness my hand and offical seal at Madison, Tennessee, this 19th day of October, 2007.

My Commission expires 3/20/2010

Deanie L. Gregory
Notary Public

DEANIE L. GREGORY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

LEGAL DESCRIPTION CONTINUATION

in Book 1163, Page 341, flowage easement of record in Book 2202, Page 83, Register's Office for Davidson County, Tennessee.