PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law

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W & I Ref: (dm) Title No: 49086

Dav. Co. File: Box 8

Davidson County DEEDWARR
Recvd: 12/18/07 13:07 3 pgs
Fees:18.00 Taxes:2645.50
20071218-0145267

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Amy Brown Geoffrey Hugh Brittingham 5545 Stanford Drive Nashville, Tennessee 37215	SAME

TAX MAP-PARCEL NUMBERS: 13113000400

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$715,000.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Christopher L. Howard and spouse, Angie P. Howard**, hereinafter called the **Grantor,** has bargained and sold, and by these presents does hereby transfer and convey unto **Amy Brown and spouse, Geoffrey Hugh Brittingham** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being part of Lot No. 27 on the Revised Plan of Stanford and Criswell's Subdivision of Westwood, as of record in Book 974, page 14, Register's Office for said County.

Beginning at the northeast corner of Hillsboro Road and Stanford Drive; thence the easterly margin of said road, northwardly 275 feet to the corner of Lots Nos. 27 and 51; thence with the line between said two lots, eastwardly 454 feet to the westerly line of the Stokes property; thence with Stokes' westerly line, south 23 degrees 45' west 50 feet to his southwest corner; thence with his southerly line, south 71 degrees 45' east 190 feet to the westerly line of Lot No. 28; thence with the line between said two lots, southwardly 375 feet to the northerly margin of Stanford Drive; thence with said drive, westwardly 527 feet to the beginning.

Being the same property conveyed to Christopher L. Howard and spouse, Angie P. Howard by deed from Bernard M. Rosenblum and Louise Brooks Katzman, Co-Trustees of the Herschel Katzman Testamentary Trust dated July 6, 2001 and recorded on July 9, 2001 of record in Doc. No. 20010709-0072921 Register's Office for Davidson County, Tennessee.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2008, and subsequent years; All Matters shown on the Plan, with Owner's Certificate, of record in Book 974 Page 14, said Register's Office.

This instrument is executed on behalf of Christopher L. Howard by Angie P. Howard pursuant to a Power of Attorney executed by him on the 10th day of December, 2007, of record in Instrument No. 20071218-0145266, Register's Office for Davidson, County, Tennessee. The affidavit of said Attorney in Fact is attached as "Exhibit A' to this instrument and incorporated herein by reference

This is improved property, known as: 5545 Stanford Drive, Nashville, Tennessee 37215

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised 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.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 17th day of December, 2007 .

Christopher L. Howard By: Angie P. Howard Angie P. Howard

Christopher L. Howard By:Angie P. Howard, Atty-in-Fact

Angie P. Howard

State of TENNESSEE

County of DAVIDSON

On this 17th day of December, 2007, before me the undersigned authority, personally appeared **Angie P. Howard** , to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires: My Commission Expires May 2, 2011

Notary

State of TENNESSEE

County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $715,000.00

Affiant

Sworn and subscribed before me this 17th day of December, 2007

CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires: My Commission Expires May 2, 2011

Notary Public

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 , **Angie P. Howard** with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument on behalf of **Christopher L. Howard** , as Attorney-in-Fact, as the free act and deed of the said Principal(s).

Witness my hand and official seal at Nashville, Tennessee, this 17th day of December, 2007



My Commission Expires: ~~May 2,~~ 2011

Notary Public

My Commission Expires
May 2, 2011

EXHIBIT "A"
To
Warranty Deed

FROM: Christopher L. Howard and spouse, Angie P. Howard

TO: Amy Brown and spouse, Geoffrey Hugh Brittingham

State of Tennessee
County of Davidson

AFFIDAVIT

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited is executed by the undersigned as attorney-in-fact for the principal(s) thereon shown.

2. That this execution is proper and within the scope of the power-of-attorney referenced in the instrument.

3. Pursuant to the provisions of *Tennessee Code Annotated,* Section 34-6-105(c), of the Uniform Durable Power of Attorney Act, the undersigned Affiant certifies that at the time of execution of said document the Affiant had no knowledge or notice of the termination of the power-of-attorney, either by revocation or by a principal's death, disability, or incapacity.

Further the Affiant Saith not.

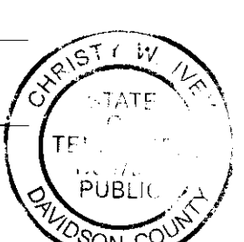
Angie P. Howard

Angie P. Howard, Affiant

Sworn to and subscribed before me this 17th day of December, 2007

Notary Public

My Commission Expires:



My Commission
Expires
May 2, 2011