Davidson County DEEDWARR
Recvd: 03/14/08 09:58 2 pgs
Fees:13.00 Taxes:910.20
20080314-0025930

This instrument was prepared by:

OVERLAND TITLE COMPANY, LLC
106 Mission Court, Suite 1002
Franklin, TN 37067
2008020151

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, is $246,000.00

Sworn to and subscribed before me this 12th day of March, 2008.

Affiant

WILLIAM D. CASTLEMAN JR.
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public 07/05/2011

Address of New Owner:

Isaac L. Howard
3525 Crest Ridge Dr.
Nashville, TN 37204

Send Tax Bills To:

SAME

Map-Parcel Numbers:

106-12-23.00

WARRANTY DEED

For and in consideration of the sum of Ten and No/100 ($ 10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Paul Gwin, by Jeanan Mills Stuart, Conservator**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Isaac L. Howard , a single person**, hereinafter called the Grantees, their heirs and assigns, a certain parcel of land in **Davidson** County, Tennessee, described as follows:

Being Lot 18 on the plan of the resubdivision of Lots 18, 19, and 20 of the Murfreesboro Road Industrial Subdivision, Section Four, of record in Book 3842, Page 259, Register's Office for Davidson County, Tennessee. Said Lot fronts 100.0 feet on the westerly margin of Wilhagen Drive and extends back 225.82 feet on the southerly line and 216.01 feet on the northerly line to a dead line in the rear measuring 119.15 feet thereon. Description same as previous deed.

Being the same property conveyed by General Warranty Deed from Thomas Ward Boner to Robert J. Trisdale as recorded on the 16th day of February, 1999 in Book 11341, Page 141 and Quitclaim Deed from Robert J. Trisdale to Paul Gwin as recorded on the 23rd day of July, 2002 in Instrument No. 20020723-0088635, re-recorded at Instrument No. 20050211-0015957, in the Register's Office of Davidson County, Tennessee. Order Allowing Sale of Real Property, Docket No. 05P-1004, Circuit Court for Davidson County, Tennessee, authorizing Jeanan Mills Stuart, conservator to sell real property and execute documents, filed for record in Instrument No. 20060314000 25929, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to: All matters in Plat Book 3842, Page 259; Zoning; setback requirements; general utility, sewer and drainage easements of record; subdivision and/or condominium declarations, covenants, restrictions, and easements of record. Current year taxes are to be paid by ____Grantor _X_ Grantee.

This is improved property known as **339 Wilhagan Road, Nashville, TN 37217.**

TO HAVE AND TO HOLD said land, with the appurtenances, estate, title and interest thereto belonging to said Grantee, their heirs and assigns, forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as otherwise herein set out. Grantor does further covenant and bind himself, his heirs and representatives, to warrant and forever defend the title to said land to said Grantee, their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this 12th day of March, 2008

Jeanan Mills Stuart, Conservator for ~~John~~ Paul Gwin

Jeanan Mills Stuart, Conservator for ~~John~~ Paul Gwin

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for this county and state, **Jeanan Mills Stuart, Conservator for ~~John~~ Paul Gwin** the within named 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, at office, this 12th day of March, 2008.

Notary Public

My Commission Expires: 7/1/2011

WILLIAM C. CASTLEMAN JR. NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY