Davidson County DEEDWARR
Recvd: 05/16/08 14:16 2 pgs
Fees:13.00 Taxes:148.00
20080516-0050682

THIS INSTRUMENT PREPARED BY:
Joseph M. Barrett, Esq.
RAMSEY, THORNTON & BARRETT, PLC
507 East College Street
Dickson, Tennessee 37055
CHIC 8378

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of FORTY THOUSAND AND 00/100 ($40,000.00) DOLLARS, cash in hand paid by REUBEN CORTEZ HOWSE, IV, unmarried, receipt of which is hereby acknowledged, I, GARRY NEAL BISSINGER, unmarried, have bargained and sold, and by these presents do transfer and convey unto the said REUBEN CORTEZ HOWSE, IV, unmarried, his heirs and assigns, a certain tract or parcel of land as follows:

Land located in Davidson County, Tennessee, to wit:

BEING Lot No. 6 on the map of Bransford Realty Company's Subdivision of the westerly half of Block N. 2 on the Plat of Midway, as of record in Book 421, Page 74, Register's Office of said County.

Said Lot No. 6 fronts 35 feet on the easterly side of 29th Avenue, North, formerly Fern Street, and runs back between parallel lines, 150 feet to an alley.

Being the same property conveyed to Garry Neal Bissinger and wife, Dinah R. Bissinger by deed from Rosie Davis, Administratix of the Estate of Charlie W. Webb, dated February 17, 1997 and of record in Book 20021121, Page 0144806, in the Register's Office of Davidson County, Tennessee. Also being the same property conveyed to Garry Neal Bissinger by Quitclaim Deed from Dinah Renee Bissinger, dated July 23, 2002 and of record in Book 20021121, Page 0144706, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to a right-of-way of 29th Avenue North (formerly known as Fern Street) and an alley.

This conveyance is subject to all matters as shown on final plat of record in Plat Cabinet 421, Page 74, in the Register's Office of Davidson County, Tennessee.

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging, to the said REUBEN CORTEZ HOWSE, IV, unmarried, his heirs and assigns, forever. And I do covenant with the said REUBEN CORTEZ HOWSE, IV, unmarried, that I am lawfully seized and possessed of the said land in Fee Simple; have a good right to convey it, and the same is unincumbered except for 2008 Davidson County property taxes which have been prorated and will be paid by Grantees. And I do further covenant and bind myself, my heirs and representatives, to warran and forever defend the title to said land to the said REUBEN CORTEZ HOWSE, IV, unmarried, his heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS MY HAND, on this 12th day of May, 2008.

GARRY NEAL BISSINGER

STATE OF TENNESSEE
COUNTY OF DICKSON

I, a Notary Public of the State and County aforesaid, certify that the within named bargainor, GARRY NEAL BISSINGER, unmarried, with whom I am personally acquainted or who was proved on the basis of satisfactory evidence to me to be the person described in and who executed the foregoing instrument, personally appeared before me and acknowledged under oath that he executed the foregoing instrument as his free act and deed for the purposes therein contained.

WITNESS MY HAND and official seal at office in said County this 12th day of May, 2008.

NOTARY PUBLIC

My Commission Expires: July 29 2009

JOSEPH M. BARRETT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DICKSON
My Commission Expires 7-29-2009

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $40,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Reuben Cortez Howse IV
AFFIANT

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

NOTARY PUBLIC

My Commission Expires: July 20, 2009

JOSEPH M. BARRETT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DICKSON
My Commission Expires 7-20-2009

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Tax Map 09206038.00

ADDRESS OF NEW OWNERS:
Mr. REUBEN CORTEZ HOWSE, IV
922 29th Avenue N
Nashville, TN 37209
SEND TAX BILLS TO:
SUNTRUST MORTGAGE, INC
1001 Semmes Avenue/Mail Code MTG 1833
Richmond, VA 23224