Davidson County DEEDWARR
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Fees:13.00 Taxes:640.84
20080604-0057545

Space reserved for recording information.

LAWYER'S ESCROW SERVICE, INC.
2021 RICHARD JONES ROAD, SUITE 220
NASHVILLE, TN 37215

WARRANTY DEED

Preparer's File #-08E0418

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $173,200.00 .

Nicholas Greco
Affiant

SWORN TO AND SUBSCRIBED TO BEFORE ME, THIS THE 2nd DAY OF JUNE, 2008.

(Affix Seal)

Notary Public

My Commission Expires: My Commission Expires July 5, 2011

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
ESCROW SERVICES OF TENNESSEE, LLC
Ten Cadillac Drive, Suite 150
Brentwood, Tennessee 37027

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Jonathan Howard and Tracey Howard 3833 Grant Ridge Lane Cane Ridge, TN 37013	Countrywide Bank P.O. Box 660694 Dallas, Texas 75266-0694	173-16-A-50CO

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, ANTHONY R. CHABOYA, II AND ELIZABETH A. CHABOYA, HUSBAND AND WIFE, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto JONATHAN HOWARD AND WIFE, TRACEY HOWARD, 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:

Tax/Map ID: 173-16-A-50CO

Land in Davidson County, Tennessee, being Lot No. 98 on the Plan of Hidden Creek, Phase 1, Section 1, Phase 2 and Phase 3, Section 1, of record in Instrument No. 20030213-0020016, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Anthony R. Chaboya, II and Elizabeth A. Chaboya, husband and wife by deed from Beazer Homes Corp. of record in Instrument No. 20050915-0111165, filed on 09-15-05, said Register's Office.

This conveyance is subject to any and all restrictions and easements of record.

( ) unimproved
This is (X) improved property known as **3833 Grant Ridge Lane, Cane Ridge, Tennessee 37013**

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 **2nd** day of **June**, **2008**:

Anthony R. Chaboya
Anthony R. Chaboya, II
By James Bakke his Atty. in Fact James Bakke Atty in Fact

Elizabeth A. Chaboya
Elizabeth A. Chaboya
By James Bakke her Atty. in Fact James Bakke Atty in Fact.

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named ANTHONY R. CHABOYA, II AND ELIZABETH A. CHABOYA, HUSBAND AND WIFE, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that such person or persons executed the within instrument for the purposes therein contained. Witness my hand and official seal this 2nd day of June, 2008.

Notary Public

My Commission Expires: _____

See Page Two

State of Tennessee

County of Williamson

On this 2 day of June, 2008, before me personally appeared *Anthony R. Chaboya, II and Elizabeth A. Chaboya by James Bakke, their Attorney in Fact*, to me known or proved to me on the basis if satisfactory evidence to be the person who executed the foregoing instrument in behalf of *Anthony R. Chaboya, II and Elizabeth A. Chaboya*, and who acknowledged that such person executed the same as the free act and deed of *Anthony R. Chaboya, II and Elizabeth A. Chaboya*.

In witness whereof, I have hereunto set my hand and notarial seal.

Notary Public

My Commission Expires: Dec 25 2010

