WARRANTY DEED

G-VR-08-928

LINDA V. JONES NOTARY PUBLIC OF TENNESSEE WILSON COUNTY

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $141,000.00

Benjamin D. Troxler
Affiant

Subscribed and sworn to before me, this 29th DAY OF September, 2008.

Notary Public

MY COMMISSION EXPIRES: 6-22-09
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Benjamin D. Troxler	New South Federal Savings Bank (NAME)	
928 Dalebrook Lane (ADDRESS)	210 Automation Way (ADDRESS)	
Nashville, TN 37206 (CITY) (STATE) (ZIP)	Birmingham AL 35210 (CITY) (STATE) (ZIP)	083-08-0-245.00

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we JOSHUA M. HOWE AND WIFE, CHRISTINA L. HOWE, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto BENJAMIN D. TROXLER, A SINGLE MAN, 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:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT 13, PHASE TWO, ROSEBANK MEADOWS, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 9700, PAGE 532, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO JOSHUA M. HOWE AND WIFE, CHRISTINA L. HOWE BY WARRANTY DEED FROM RANDY TOBITT, MARRIED AND JASON BROWNING, MARRIED, RECORDED ON THE 20TH DAY OF APRIL, 2004 IN INSTRUMENT NO. 20040420-0044578, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD INCLUDING THOSE OF RECORD IN BOOK 9700, PAGE 532; AND BOOK 10775, PAGE 805, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

unimproved ( )
This is improved (X) property, known as 928 Dalebrook Lane, Nashville, Tennessee 37206
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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.

Davidson County DEEDWARR
Recvd: 10/01/08 09:29 3 pgs
Fees:18.00 Taxes:521.70
20081001-0099426

Witness my/our hand(s) this 29th day of September, 2008.

Joshua M. Howe

Christina L. Howe

by Mary Frances Rudy Attorney in fact

STATE OF Tennessee
COUNTY OF Davidson

On this the 29th day of September, 2008, before me personally appeared Mary Frances Rudy to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Joshua M. Howe and wife, Christina L. Howe and who acknowledged she executed the same as the free act and deed of the said Joshua M. Howe and wife, Christina L. Howe.

Witness my hand and official seal, this the 29th day of September, 2008.

Notary Public

My Commission Expires: 11/22/08

M LAFEVOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

RETURN TO:
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212
Phone: (615)383-2903

CERTIFICATE OF AUTHENTICITY

I, MANDY ALSUP, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

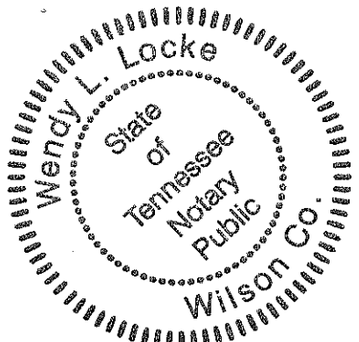
Attorney or Custodian

CUMBERLAND Title

STATE OF TENNESSEE

COUNTY OF

Personally appeared before me, WENDY L. LOCKE, a notary public for this county and state MANDY ALSUP, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

(SEAL) 

Notary Public

My Commission Expires: _JUNE 27, 2011_____

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