07

Bill Garrett
Davidson County Register

Davidson County DEEDWARR
Recvd: 12/18/08 09:39 4 pgs
Fees:23.00 Taxes:1665.00
20081218-0121039

Return to Ans

Prepared by:
Realty Title & Escrow Company, Inc.
206 A Cool Springs Blvd., Suite 107
Franklin, TN 37067

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $450,000.00

Affiant

Subscribed and sworn to before me, this 15th day of December, 2008.

Notary Public
My commission expires: 11/07/12

07-0812-83781

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Philip A. Ferguson 3400 Valley Brook Road Nashville TN 37215	NEW OWNER	117-09-0-063.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Samuel H. Howell, Jr., Alternate Successor Trustee of the Samuel H. Howell Revocable Living Trust Agreement and Ben C. Robinson, Jr., and Wade H. Robinson, both individually and as First Alternate Co-Successor Trustees of The Virginia R. Howell Revocable Living Trust Agreement,** hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Philip A. Ferguson and wife, Mary Jean Ferguson,** hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

Land in Davidson County, Tennessee, being Lot No. 10, of Block 5 (erroneously referenced in prior deeds as Lot No. 10 of Lot 5) on the Plan of Woodmont Estates, of record in Book 974, Page 29, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Ben C. Robinson and wife, Virginia R. Robinson by deed from Vance W. Noel, dated April 1, 1963, recorded April 10, 1963, of record in Book 3533, Page 77, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Virginia R. Robinson by Quitclaim Deed from Ben C. Robinson, an unmarried man, dated December 26, 2974, recorded December 30, 1974, of record in Book 4877, Page 815, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Samuel H. Howell by deed from Virginia R. Howell, formerly Virginia R. Robinson, dated September 1, 1982, recorded February 9, 1984, of record in Book 6229, Page 16, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Samuel H. Howell by Quitclaim Deed from Virginia R. Howell, dated November 23, 1996, recorded November 27, 1996, of record in Book 10273, Page 84, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Virginia R. Howell, Trustee of the Virginia R. Howell Revocable Living Trust Agreement U/A/D October 1, 2001, as to one-half (1/2) interest by Quitclaim Deed from Virginia R. Howell, individually, dated October 1, 2001, recorded November 30, 2001, of record in Instrument No. 20011130-0131627, Register's Office for Davidson County, Tennessee. The said Virginia R. Howell having since died on February 13, 2004.

And being the same property conveyed to Samuel H. Howell, Trustee of the Samuel H. Howell Revocable Living Trust Agreement U/A/D October 1, 2001, as to one-half (1/2) interest by Quitclaim Deed from Samuel H. Howell, individually, dated October 1, 2001, recorded November 3, 2001, of record in Instrument No. 20011130-0131628, Register's Office for Davidson County, Tennessee. The said Samuel H. Howell having since died on October 19, 2006.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 3400 Valley Brook Road, Nashville, TN 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 Grantees, their heirs, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, 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 hand this 13 day of December, 2008.

Samuel H. Howell, Jr., Alternate Successor Trustee of the Samuel H. Howell Revocable Living Trust Agreement

Ben C. Robinson, Jr., Individually And as First Alternate Co-Successor Trustee of The Virginia R. Howell Revocable Living Trust Agreement

By Ben C. Robinson Jr.
Attorney in Fact

Wade H. Robinson, Individually And as First Alternate Co-Successor Trustee of The Virginia R. Howell Revocable Living Trust Agreement

STATE OF TENN
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Samuel H. Howell, Jr, Alternate Successor Trustee of the Samuel H. Howell Revocable Living Trust, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument in the capacity and for the purposes therein contained.

Witness my hand in Nashville, TN, this 13 day of December, 2008.

Notary Public

My Commission expires
3-7-2011
(Affix Seal)

JAMES C. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENN
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Ben C. Robinson, Jr., as First Alternate Co-Successor Trustee of the Virginia R. Howell Revocable Living Trust Agreement, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument in the capacity and for the purposes therein contained.

Witness my hand in Nashville, TN, this 13 day of December, 2008.

Notary Public

My Commission expires
3-7-2011
(Affix Seal)

STATE OF TENN
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Ben C. Robinson, Jr., Individually, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand in Nashville, TN, this 13 day of December, 2008.

Notary Public

My Commission expires
3-7-2011
(Affix Seal)

STATE OF TENN
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, the within named Ben C. Robinson, Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the attorney-in-fact for Wade H. Robinson, Individually, and that he is authorized by Wade H. Robinson, Individually, to execute this instrument on his behalf.

Witness my hand in Nashville, TN, this 13 day of December, 2008.

Notary Public

My Commission expires
3-7-2011
(Affix Seal)

STATE OF TN
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, the within named Ben C. Robinson, Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the attorney-in-fact for Wade H. Robinson, as First Alternate Co-Successor Trustee of the Virginia R. Howell Revocable Living Trust Agreement and that he is authorized by Wade H. Robinson, as First Alternate Co-Successor Trustee of the Virginia R. Howell Revocable Living Trust Agreement to execute this instrument on his behalf.

Witness my hand in Nashville, TN, this 13 day of December, 2008.

Notary Public

My Commission expires
3-7-2011
(Affix Seal)