~~I CERTIFY THAT THIS IS A TRUE AND EXACT COPY OF THE ORIGINAL~~ KH

Warranty Deed

BILL GARRETT, Davidson County
Trans: T20100025876 DEEDWARR
Recvd: 04/30/10 10:33 2 pgs
Fees: 13.00 Taxes: 425.50
20100430-0032965

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $115,000.00.

Affiant

Subscribed and sworn to before me, this the 26th day of April, 2010.

Notary Public

My commission expires: 11/7/11

KAREN B. HEAVENER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Ronald E. Cleveland Jr.	First Community Mortgage, Inc. 275 Robert Rose Drive Murfreesboro, TN 37129	Map: 062-02-A
2836 Steamboat Drive		Parcel: 138.00C0
Nashville, TN 37214		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **MARION A. HOWARD, AN UNMARRIED MAN,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **RONALD E. CLEVELAND JR., A SINGLE PERSON,** HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS 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. 138 on the Plan of River Trace Estates, Phase I, Section II, of record in Book 6900, pages 158 & 159, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Marion A. Howard and wife Faye D. Howard by deed from Imperial Corp., now known as Imperial Development Corp., a Tennessee Corporation of record in Book 10077, page 92, Register's Office for Davidson County, Tennessee, dated May 31, 1996. The said Faye E. Howard having since died.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property known as 2836 Steamboat Drive, Nashville, TN 37214.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 26th day of April, 2010.

Marion A. Howard

PATRICIA BURKE NOTARY PUBLIC WHITFIELD COUNTY GEORGIA EXPIRES OCT. 30, 2013

STATE OF Georgia
COUNTY OF Whitfield

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Marion A. Howard, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 26th day of April, 2010.

Notary Public

My Commission Expires: 10·30·13