THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **3817 Bedford Avenue** **Suite 140** **Nashville, Tennessee 37215** **CRT File No. 12112525** 	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $388,000.00. Carmen Coates Affiant Subscribed and sworn to before me, this December 19, 2012. Notary Public My Commission Expires: _____

WARRANTY DEED

Address New Owner: Michael B. Payne Kathryn C. Payne 6320 Bresslyn Rd Nashville TN 37205	Send Tax Bills To: Ark-La-Tex Financial Services LLC DBA Benchmark Home Loans 5160 Tennyson Parkway Suite 2000W Plano, TX, 75024	Tax Information: Tax Parcel ID No. 11515009900

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Anthony C. Howland, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Michael B. Payne and Kathryn C. Payne, husband and wife** ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

See the Attached Exhibit A.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2013.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat recorded in Plat Book 2133, Page(s) 22 and Plat Book 6900, Page 332.

This is improved property located at 6320 Bresslyn Rd Nashville TN 37205

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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

BILL GARRETT, Davidson County
Trans:T20120097593 DEEDWARR
Recvd: 12/20/12 15:25 3 pgs
Fees:18.00 Taxes:1435.60
20121220-0117606

IN WITNESS WHEREOF, Grantor has executed this instrument on this December 19, 2012.

Anthony C. Howland

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Anthony C. Howland, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this December 19, 2012.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 9, 2014

Exhibit "A"

Land in Davidson County, Tennessee, being Lot No. 255-B on the Plan of Zone Lot Division, Lot 255, West Meade Farms Inc., Section "P", of record in Plat Book 6900, Page 332, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Anthony C. Howland and wife, Mary Jo Howland by Deed from Bill J. Hancock and wife, Bonnie L. Hancock of record in Book 8475, page 534, Register's Office for Davidson County, Tennessee, dated October 30, 1991, recorded on October 31, 1991. The said Mary Jo Howland having since died leaving Anthony C. Howland as surviving tenant by the entirety.