LAW OFFICES
MORTON B. HOWELL, JR.
THIRD NATIONAL BANK BLDG.
NASHVILLE 3, TENNESSEE

W A R R A N T Y D E E D

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This indenture, made and entered into this 14th day of July, 1964, by and between Morton B. Howell, Jr., of Davidson County, Tennessee, hereafter called Grantor, and Samuel H. Howell, also of Davidson County, Tennessee, hereafter called Grantee,

W I T N E S S E T H:

That, WHEREAS, by a deed from Samuel K. Harwell and wife, Evelyna Weakly Harwell, to Robert E. Harwell, Trustee, executed on March 5, 1932, and of record in Book 904, Page 181, Register's Office of Davidson County, Tennessee, to which reference is here made for all the terms and provisions thereof, certain real property therein and hereafter described was conveyed upon certain uses and trusts; and

WHEREAS, Marie Harwell Howell died November 9, 1958, and Morton B. Howell died April 8, 1963, survived by their sons, and only children, the Grantor and Grantee hereinabove named, each of whom has attained his majority, which facts are supported by affidavits of Robert E. Harwell and Isabel Howell, of record in Book 2857, Page 121, and Book 3770, Page 37, respectively, Register's Office of Davidson County, Tennessee; and

WHEREAS, in accordance with the provisions of said trust, the real property hereafter described vested in equal moieties in Grantor and Grantee; and

WHEREAS, the parties have agreed upon the consideration for the conveyance of Grantor's interest in said property to Grantee and such consideration has been paid in full.

NOW, THEREFORE, for and in consideration of the premises aforesaid, the sum of Ten ($10.00) Dollars, cash in hand paid, and other good and valuable consideration, receipt of all of which is hereby expressly acknowledged, Grantor does by these presents transfer and convey unto Grantee, his heirs, successors and assigns, all of his right, title, claim and interest, of whatsoever kind and nature, in and to certain tracts or parcels of land in Davidson County, State of Tennessee, described as follows, to wit:

Parcel Number Belle Meade 6295, being lot Numbered 7 and part of lot numbered 6 in Johnson Bransford's Subdivision of part of lots Nos. 1, 2 and 44 in Subdivision of Deer Park, Belle Meade, the plan of which is of record in Book 421, page 115, of the Register's Office for Davidson County, Tennessee.

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Said Lot No. 7 fronts 100 feet on the North side of a private road, known as Jackson Boulevard, and extends back in a northerly direction and along its Westerly margin 329 feet, more or less, and along its Easterly margin 320.5 feet, more or less, to a line, measuring 101 feet on said rear line, being the same property conveyed to Morton B. Howell and wife, by deed recorded in Book 589, page 466, Register's Office for Davidson County, Tennessee

Said part of said lot No. 6 is described as follows: Beginning at the southeasterly corner of said lot No. 6 and running thence northerly with the easterly boundary of said lot No. 6 to a point in said boundary 115 feet from the northeasterly corner of said lot; thence in a westerly direction and parallel with the southerly boundary of said lot 12-1/2 feet to a point; thence, in a southerly direction and parallel with the easterly boundary of said lot No. 6, 215 feet, more or less, to a point in the southerly boundary line of said lot; thence easterly, with said southerly boundary line of said lot No. 6, 12-1/2 feet, more or less, to the beginning, all of the foregoing described property being the same property conveyed to Robert E. Harwell, Trustee, by deed from S. K. Harwell and wife, of record in Book 904, page 181, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said property unto the said Samuel H. Howell, his heirs and assigns, forever; and I do covenant with the said Samuel H. Howell that I am lawfully seized and possessed of said interest in the said property, and have a good right to convey same, and that it is unencumbered, except for taxes for 1964 which are assumed by Grantee. I do further covenant and bind myself, my heirs and representatives to warrant and defend title to my interest in the same property herein conveyed to the said Samuel H. Howell, his heirs and assigns, forever, against the lawful claims of all persons whomsoever.

And I, Nancy W. Howell, wife of Morton B. Howell, Jr., do join in this conveyance for the purpose of transferring unto the said Samuel H. Howell, his heirs and assigns forever, any interest which I may have arising out of the marital relationship, but not further or otherwise.

WITNESS OUR HANDS this 15th day of July, 1964.

M. B. Howell

Nancy W. Howell

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

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Personally appeared before me, Barbara Ann Goodwin, a Notary Public in and for said County and State, the within named Morton B. Howell, Jr. and wife, Nancy W. Howell, the bargainors with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 15th day of July, 1964.

Barbara Ann Goodwin
Notary Public

My commission expires January 30, 1968.

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Morton B. Howell Jr

To

Nashville Bank

LAW OFFICES

MORTON B. HOWELL, JR.

NASHVILLE 3, TENNESSEE