This instrument prepared by: Andrew D. Tanner, Attorney
507 American Trust Building
Nashville, Tennessee 37219

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Ewing Starnes, et ux	J.I.Kislak Mortgage Corporation of Florida,	20W-14375
(NAME)	(NAME)	
1006 North Second Street	1101 Brickell Avenue	
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	BOOK 4438 PAGE 950
Nashville, Tennessee 37207	Miami, Florida 33131	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of TEN and NO/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, and for further consideration of the grantees assuming and agreeing to pay the balance owing on a note secured by deed of trust executed by Maxwell Howard, Jr., unmarried, to J. J. Foley, Jr., Trustee, of record in Book 4349, page 280, Register's Office for Davidson County, Tennessee, to secure J. I. Kislak Mortgage Corporation of Florida, the payment of one note dated July 7, 1969, in the original principal amount of $11,150.00 payable as specified therein.

I, MAXWELL HOWARD, JR., an unmarried person,

have this day bargained and sold, and do hereby transfer and convey unto the said Ewing Starnes and wife, Dorothy A. Starnes

their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Being Lot No. 152 on the Map of Sharpe & Horn's Second Subdivision, of the Lindsley Property, of record in Book 161, page 53, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Maxwell Howard, Jr., unmarried, by deed from Johnnie Griggs, Jr., and wife, Ruth Frances P. Griggs, of record in Book 4349, page 278, Register's Office for Davidson County, Tennessee.

It is expressly agreed and understood that all right, title and interest in and to the escrow account is hereby transferred to said grantees.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer, is $ 12,715.09

Subscribed and sworn to before me, this the 14th day of August, 19 70

Affiant Ewing Starnes

My commission expires: My Commission Expires Oct. 31, 1971 (Affix Seal)

Notary Public Dora N. Kent

NOTARY PUBLIC DAVIDSON COUNTY, TENN.

This is improved ( ) property, known as 1006 North Second Street, Nashville, Tennessee 37207 (House Number) (Street) P. O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said Ewing Starnes and wife, Dorothy A. Starnes their (successors), heirs and assigns forever. I covenant that I am lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered. except as aforesaid.

I further covenant and bind myself/my heirs and representatives, to warrant and forever defend the title to said real estate to said Ewing Starnes and wife, Dorothy A. Starnes, their (successors), heirs and assigns, against the lawful claims of all persons.

Witness my hand this 14th day of August, 19 70 the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Maxwell Howard, Jr.
Maxwell Howard, Jr.

BOOK 4438 PAGE 951

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, *a Notary Public in and for said County and State,* Maxwell Howrd, Jr.,

the within named bargainor....., with whom I am personally acquainted, and who acknowledged that..... executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee
this 11th *day of* August, *19* 70

Ira N. Kent
Notary Public

My Commission Expires Oct. 31, 1971
Commission expires.....

IRA N. KENT NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, ..., *a Notary Public of the State and County aforesaid, personally appeared*.....
with whom I am personally acquainted, and who, upon oath, acknowledged .....*self to be*.....
.....*of the*.....,
the within named bargainor, a corporation, and that .....*he as such*.....,
being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by .....*self as*.....

Witness my hand and seal, at office in.....,
this.....*day of*....., *19*.....

.....*Notary Public*

Commission expires.....

AUG 17 70	CONV	12,715.00				
AUG 17 70	S'TAX		A*	33.02		
AUG 17 70	PR'FEE		A*	.50		
AUG 17 70	W'DEED		A*	3.00	*	36.52

WARRANTY DEED

FROM
MAXWELL HOWARD, JR., unmarried
TO
EWING STARNES, ET UX

A 87047

IDENTIF. REFERENCE

AUG 17 8 52 AM '70
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
Guaranty Title
Office of
Chicago Title Insurance Company
American Trust Bldg.—S. W. Corner
Third & Union
Phone 256-2656
NASHVILLE, TENNESSEE

Mail to: Nixon-Kent Company, 2535 Franklin Road, Nashville, Tennessee 37204