WARRANTY DEED

...was prepared by
...n & Sims, Attorneys
...000 American Trust Bldg.,
Nashville, Tennessee

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP OR PARCEL NUMBERS
Paul M. Howard and wife (NAME)	First Federal Savings (NAME)	
135 Carnavon Parkway (STREET ADDRESS OR ROUTE NUMBER)	4th & Union (STREET ADDRESS OR ROUTE NUMBER) BOOK 4449 PAGE 989	Map 122-10
Nashville, Tennessee (CITY) (P. O. ZONE) (STATE)	Nash. Tenn (CITY) (ZONE) (STATE)	Par. 56 PW

FOR AND IN CONSIDERATION of the sum of FORTY TWO THOUSAND and No/100 ($42,000.00)---------- Dollars,

cash in hand paid to us by Paul M. Howard and wife, Betty C. Howard and other good and valuable consideration, receipt of all of which is hereby acknowledged, we, N.F. Edmonds and wife, Juanita G. Edmonds,

have this day bargained and sold, and do hereby transfer and convey unto the said Paul M. Howard and wife, Betty C. Howard, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 43 on the Plan of West Meade Park, Inc. Section II, as of record in Book 2854, page 122, Register's Office for said County, and described as follows:
BEGINNING at a point in the southerly margin of Carnavon Parkway at the corner of Lots No. 42 and 43; thence with the line between said lots, southerly 269 feet to a point; thence westerly 258.8 feet to the easterly margin of Ellesmere Road; thence with the margin of the same, northerly 182 feet to the beginning of a curve; thence around said curve, northeasterly 39.3 feet to the southerly margin of Carnavon Parkway; thence with the margin of the same, easterly 160.8 feet to the point of beginning.
Being the same property conveyed to N. F. Edmonds and wife, Juanita G. Edmonds, by deed from James K. Plemmons, Jr. and wife, as of record in Book 3762, page 518, said Register's Office.
This conveyance is subject to the following:
1. Restrictions of record in Book 3102, page 381, Register's Office for Davidson County, Tennessee, as amended by instrument of record in Book 3134, page 125, said Register's Office.
2. 60-foot set-back line from Carnavon Parkway and a 10-foot easement for drainage and utilities across the southerly rear line and anchor and utility overhang easements shown on the recorded plan.
3. 1970 real property taxes which have been prorated and assumed by Grantees

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value whichever is greater, for this transfer is $ 42,000.00
Subscribed and sworn to before me, this the 25 day of October 1970
Affiant Russell R. Manbo
My commission expires: (Affix Seal)
Notary Public

This is (unimproved / improved (X)) property, known as 135 Carnavon Parkway (House Number) (Street) Nashville, Tennessee 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 Paul M. Howard and wife, Betty C. Howard, their (successors), heirs and assigns forever. Grantors covenant that they are 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 for those encumbrances enumerated above.

Grantors further covenant and bind themselves, their heirs and representatives, to warrant and forever defend the title to said real estate to said Paul M. Howard and wife, Betty C. Howard, their (successors), heirs and assigns, against the lawful claims of all persons.

Witness our hands this Twenty eight day of September, 1970, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Witnesses:
1. Shirley Barrett
2. Jane Woods

N. F. Edmonds

Juanita G. Edmonds

STATE OF ~~TENNESSEE~~ Mississippi
COUNTY OF ~~DAVIDSON~~ Hinds

Personally appeared before me, Carolyn Reese, *a Notary Public in and for said County and State,* N. F. Edmonds and wife, Juanita G. Edmonds

*the within named bargainor*S, *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 Jackson, ~~Tennessee~~ Miss.
this 28th *day of* Sept, *19*70

Carolyn Reese *Notary Public*

Commission expires

My Commission Expires Jan. 13, 1974

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 .....

OCT-5 70	CONV	42,000.00			
OCT-5 70 S'TAX			A*	109.20	
OCT-5 70 PR'FEE			A*	.50	
OCT-5 70	W'DEED		A*	3.00	* 112.70

PLEASE MAIL TO - Mr. Paul M. Howard, 135 Carnavon Pkwy., Nashville, Tenn., 37205

$42,000.00

WARRANTY DEED

FROM
N. F. EDMONDS and wife,
JUANITA G. EDMONDS

TO
PAUL M. HOWARD and wife,

BETTY C. HOWARD

A 92104

IDENTIF. REFERENCE

OCT 5 3 04 PH '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