Tax Form No. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $

$17,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF August, 1971

Notary Public W. K. Georgas, Jr.

MY COMMISSION EXPIRES: 5/10/75

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Edward Seddon, Attorney (NAME) 480 James Robertson Pkwy. Nashville, Tennessee 37219 (ADDRESS)

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
David P. Howell et ux (NAME)	Mortgage Associates, Inc. (NAME)	03D-10015
2617 Emery Drive (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 23186 (STREET ADDRESS)	95-12
Nashville, Tenn. 37214 (CITY) (STATE) (P. O. ZIP)	Atlanta, Georgia 30328 (CITY) (STATE) (ZIP)	105

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, James E. Patching, Jr. et ux Irene H. Patching

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO David P. Howell et ux Patricia J. Howell

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

Being Lot No. 1 on the plan of Meadowview Acres of record in Book 2133, Page 50, Register's Office for Davidson County, Tennessee.

Said Lot No. 1 fronts 114.3 feet on the southerly side of Emery Drive as measured along the curve of the same and runs back between lines measuring 226.2 feet on the westerly line and 235.6 feet on the easterly line to a dead line, measuring 32.6 feeth thereon.

Being same property conveyed to James E. Patching, Jr. et ux Irene H. Patching by deed from Frank Bradford et ux Lillie R. Bradford of record in Book 2242, Page 203, Register's Office for Davidson County, Tennessee.

This conveyance subject to the restrictive covenants of record in Book 2144, Page 517, Register's Office for Davidson County, Tennessee.

This is unimproved ( ) improved (X) property, known as 2617 Emery Drive, Nashville, Tennessee 37214 (House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever; and we do covenant with the said GRANTEES that 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 27th day of August, 1971

James E. Patching, Jr.

Irene H. Patching

BOOK 4533 PAGE 698

STATE OF TENNESSEE
Davidson County

Personally appeared before me, W. K. Georgas, Jr., a Notary Public in and for said County and State, the within named James E. Patching, Jr. et ux Irene H. Patching

the bargainor ____, 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 27th day of August, 1971.

Commission expires 5/10/75

Notary Public W. K. Georgas, Jr.

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who (his oath) (himself) upon (their several oaths) acknowledged (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that (he) as such _____ (they) and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19____

My commission expires _____

Notary Public

WARRANTY DEED

FROM

JAMES E. PATCHING, JR.
et ux IRENE H. PATCHING

TO

DAVID P. HOWELL etux
PATRICIA J. HOWELL

R 2 9 0 3 0

IDENTIF. REFERENCE

SEP 1 10 53 AM '71

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Edward Seddon
Attorney-at-Law
480 James Robertson Parkway
Nashville, Tennessee 37219

SEP-17	CONV	17,900.00			
SEP-17	S'TAX		A*	46.54	
SEP-17	PR'FEE		A*	.50	
SEP-17	W'DEED		A*	4.00	* 51.04