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WARRANTY DEED

(CORPORATE FORM)

This Instrument Was Prepared By
DENNEY, LACKEY, CHERNAU & CASTLEMAN
218 Third Avenue North
Nashville, Tennessee 37201 #WD5

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
John E. Howard, Jr. et ux (NAME)	Fidelity Federal Savings & Loan Association (NAME)	
Mail to: 117 Clearlake Dr. E. (STREET ADDRESS OR ROUTE NUMBER)	401 Union Street (STREET ADDRESS)	136-7
Nashville, Tennessee 37217 (CITY) (STATE) (ZIP)	Nashville, Tennessee 37219 (CITY) (STATE) (ZIP)	137 pt

FOR AND IN CONSIDERATION of the sum of ....TEN AND NO/100----------
---------- ($10.00) Dollars,

cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable consideration, PHILHALL CORPORATION----------

.....has bargained and sold, and does hereby transfer and convey unto the said

John E. Howard, Jr. and wife Eugenia Bruce Howard, their

.....(successors), heirs and assigns,

certain real estate in Davidson County, Tennessee, as follows:,

Land in Davidson County, Tennessee, being Lot 194, Priest Lake Park, Section IV, as shown on the plan of record in Book 4460, pages 15-17, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete description of said property.

Being the same property conveyed to Philhall Corporation by deed from Randall Phillips, Trustee, of record in Book 4642, page 880, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to restrictions of record in Book 4505, page 774, Register's Office for Davidson County, Tennessee; easements, setbacklines and conditions of owner's certificate, etc., as shown on plan of record in Book 4460, pages 15-17, R.O.D.C., Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON } The actual consideration or value whichever is greater, for this transfer is $ 37,500.00

Subscribed and sworn to before me, this the 7th day of March 1973

Affiant

My commission expires: May 7, 1974 (Affix Seal)

Notary Public

This is improved (X) unimproved ( ) property, known as ....Lot 194-Priest Lake Park-Sect. IV-Nashville, Tenn.
(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 .....

John E. Howard, Jr. et ux Eugenia Bruce Howard, their

.....(successors),

heirs and assigns forever. 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.

Grantor further covenants and binds itself, its successors and representatives, to warrant and forever defend the title to said real estate to said .....

John E. Howard, Jr. et ux Eugenia Bruce Howard, their

(successors), heirs and assigns, against the lawful claims of all persons.

Witness my hand this 7th day of March, 19 73, the corporate party, having caused its name to be signed hereto by its duly authorized officers on said day and date.

PHILHALL CORPORATION

By: Lunsford M. Hollins

Asst. Vice President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Before me, Mrs. Joe L. Jenkins, a Notary Public of the State and County aforesaid, personally appeared Lunsford M. Hollins, with whom I am personally acquainted, and who, upon oath, acknowledged him self to be Asst. Vice President of the Philhall Corporation, the within named bargainor, a corporation, and that he as such Asst. Vice President being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by him self as Asst. Vice President

Witness my hand and seal, at office in Nashville, Tennessee this 7th day of March, 19 73

Mrs Joe L Jenkins
Notary Public

Commission expires May 7, 1974

MAR-8 CONV 37,500.00
MAR-8 S'TAX A* 97.50
MAR-8 PR'FEE A* .50
MAR-8 W'DEED A* 4.00 * 102.00

042043-4

WARRANTY DEED

FROM
PHILHALL CORPORATION
TO
JOHN E. HOWARD, JR. ET UX

FIDELITY FEDERAL SAVINGS AND LOAN ASSOCIATION OF NASHVILLE

B 97619

IDENTIF. REFERENCE

MAR 8 3 17 PM '73

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys TITLE COMPANY
STAHLMAN BUILDING