BOOK 4739 PAGE 319

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
Billy Hugh Howell, Jr.	Billy Hugh Howell, Jr.	
(NAME)	(NAME)	M 74
Neelys Bend Road	Same	2/6 15
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Madison, Tennessee 37115		
(CITY) (STATE) (ZIP CODE)	(CITY) (STATE) (ZIP CODE)	

WARRANTY DEED

For and in consideration of the sum of Ten and no/100 ($10.00) DOLLARS

Cash in hand paid by Billy Hugh Howell, Jr. and wife, Elaine S. Howell, receipt of which is hereby acknowledged, George P. Howell and Son Company, a partnership composed of William H. Howell and Cleora B. Howell, hereinafter called Grantor

JUG21P	CONV	*7,500.00			
JUG21PS'TAX			A*	19.50	
JUG21PPR'FEE			A*	.50	
JUG21P	W'DEED		A*	4.00	* 24.00

have bargained and sold, and by these presents do transfer and convey unto the said Billy Hugh Howell, Jr. and wife, Elaine S. Howell

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: Land located in the 11th, Civil District, Davidson County, Tennessee described as follows:

BEGINNING at a point on the west margin of Neelys Bend Road, the same being located 372 feet northerly from the southeast corner of tract No. 3, of the land conveyed to Geo. P. Howell & Son Co., of record in deed book 4312 page 832, in the Register's Office for Davidson County, Tennessee; thence with the west margin of said road S 8° 30' W, 260 feet to a point; thence leaving said road S 83° 50' W, passing a 12 inch cedar tree at 395 feet, in all, 504 feet to a point; thence N 8° 30' E, parallel with Neelys Bend Road 260 feet to a point; thence N 83° 50' E, 504 feet to a point on the west margin of Neelys Bend Road, the same being the point of beginning, containing 3 Acres.

BEING part of the same property conveyed to Geo. P. Howell & Son Co., as of record in deed book 4312 page 832, said register's office.

IT is a part of the consideration for this conveyance that the named Grantee, and each of them, for themselves, their heirs, and personal representatives, covenant and agree, and this conveyance is made upon the condition, that Grantors, and their heirs, shall have, in event of a sale of the herein described property, the first right, and option, to repurchase the same together with any improvements made thereon at a purchase price to be determined by an appraisal, at the expense of Grantors, or their heirs, which appraisal shall be made by an MAI appraiser residing and doing business in Davidson County, Tennessee. In the event Grantors, or their heirs, upon said property being offered to them for purchase fail to consummate the purchase within 45 days from receipt by all parties of a written MAI appraisal, then Grantees shall have the right to sell the property free of this condition. This condition and this right of repurchase shall terminate upon the sale of the adjoining property by Grantors or in 25 years from the date hereof, whichever first occurs. It is specifically agreed between the parties that this right of repurchase shall not apply to any conveyance by Grantors to a trustee for the purpose of securing a mortgage on the described property or to any sale of the property by a trustee for a mortgagee acting pursuant to the terms of a mortgage instrument securing an indebtedness on the described property.

This is ~~unimproved~~ (x) improved ( ) property, known as ~~_____~~ (House Number) ~~_____~~ (Street)

(P. O. Address) (City or Town) (Zip Code)

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.

Whenever 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 21st day of August, 19 73.

GEORGE P. HOWELL AND SON COMPANY

BY: William H. Howell

BY: Cleora B. Howell

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Mrs. Jacqueline C. Dowlen, a Notary Public in and for said County and State, the within named William H. Howell and Cleora B. Howell, Partners, D/B/A George P. Howell and Son Company

the 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 Madison, Tennessee, this 21st day of August, 1973.

My commission expires February 23, 1975 Notary Public Mrs Jacqueline C. Dowlen

STATE OF TENNESSEE
COUNTY OF _____

Before me, _____, a Notary Public of the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted, and who, upon oath, acknowledged _____ to be _____ and _____ respectively of the _____, the within named bargainor, a corporation, and that _____ as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purpose 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 seal, at office in _____, this _____ day of _____, 19____.

_____ Notary Public

Commission expires _____

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration for this transfer or value of property (whichever is greater) is $ 7,500.00
This is equal to or greater than the property would bring at a fair and voluntary sale.

Billy Hugh Howell Jr

Sworn to and subscribed before me
this 21st day of August, 1973.

My commission expires February 23, 1975 Notary Public Mrs Jacqueline C. Dowlen

This instrument was prepared by:

Name	Address
This instrument prepared by STEPHENSON, LACKEY & HOLMAN	First Federal Building Nashville, Tennessee 37219

WARRANTY DEED

FROM

GEORGE P. HOWELL AND SON COMPANY

TO

BILLY HUGH HOWELL, JR. AND WIFE, ELAINE HOWELL

C 20516

IDENTIF. REFERENCE

AUG 21 2 08 PM '73

FELIX [illegible]
DAVIDSON COUNTY, TENN.

TENNESSEE TITLE COMPANY
Suite 2114—Parkway Towers
404 James Robertson Parkway
NASHVILLE, TENNESSEE 37219