This Instrument Prepared By: R. Price Nimmo, Attorney at Law, Suite 308 Cavalier Building, 95 White Bridge Road, Nashville, TN 37205

WARRANTY DEED

BOOK 4841 PAGE 98

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Mr. Toby Howard et ux	Same	
(NAME)	(NAME)	145-3
1124 Overton Lea Road		
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	55
Nashville, TN 37220		
(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, the receipt of which is hereby acknowledged;

WILLIAM B. ALLEN and wife, JUDITH E. ALLEN

have this day bargained and sold, and do hereby transfer and convey unto the said TOBY HOWARD and wife, JOYCE E. HOWARD

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

Land in Davidson County, Tennessee, being lot No. 13 of block "B" on the map of Lealand Manor Revised Plan, a part of the Overton Lea Estate, not of record, described according to a survey made by Lewis D. Justice, Surveyor, October 10, 1945, as follows:

Beginning at the common corner of lots Nos. 12 and 13 in the northerly margin of Overton Lea Road; thence with the line between said two lots, northwardly 519.5 feet to the southerly line of lot No. 3; thence with the southerly line of Lots Nos. 3 and 2, westwardly 250 feet to the common corner of lots Nos 13 and 14; thence with the line between said two lots, southwardly 460 feet to the northerly margin of the Overton Lea Road; thence with the northerly margin of said Road, eastwardly 260 feet to the point of beginning.

Being the same real property conveyed to William B. Allen and wife, Judith E. Allen, by deed from Jack C. Massey and wife, Elizabeth P. Massey, of record in book 4071, page 279, Register's Office for said County.

STATE OF TENNESSEE
COUNTY OF DAVIDSON } The actual consideration or value whichever is greater, for this transfer is $ 82,500.00

Subscribed and sworn to before me, this the 5th day of August 1974

Affiant

My commission expires: 12.12.76 (Affix Seal)

Notary Public

This is unimproved ( ) improved (X) property, known as 1124 Overton Lea Road, Nashville, TN 37220 (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 TOBY HOWARD and wife, JOYCE E. HOWARD their *(successors), heirs and assigns forever.* We *covenant that* we 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.*

We *further covenant and bind* ourselves and our *heirs and representatives, to warrant and forever defend the title to said real estate to said* TOBY HOWARD and wife, JOYCE E. HOWARD their *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness our *hand* s *this* 5 *day of* Aug, 1974, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date*

Judith E. Allen

William B. Allen

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, R. Peice Simms, a Notary Public in and for said County and State, WILLIAM B. ALLEN and wife, JUDITH

the within named bargainors, 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 5 day of Aug., 1974

Commission expires 12.12.76 Notary Public

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-6 74	CONV	90,000.00			
AUG-6 74	CONV	92,500.00			
AUG-6 74	S'TAX		A*	474.50	
AUG-6 74	PR'FEE		A*	.50	
AUG-6 74	W'DEED		A*	4.00	* 479.00

WARRANTY DEED

FROM

WILLIAM B. ALLEN ET UX

TO

TOBY HOWARD ET UX

C 6 6 1 2 1

IDENTIF. REFERENCE

AUG 6 10 18 AM '74

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

Chicago Title Insurance Company
American Trust Bldg.—S. W. Corner
Third & Union
Phone 256-2050
NASHVILLE, TENNESSEE