This instrument prepared by: Neill S. Brown, Attorney-at-Law, P.O. Box 15783, 2209 Crestmoor Road, Nashville, Tennessee 37215

WARRANTY DEED

BOOK 4865 PAGE 59

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO	MAP PARCEL NUMBERS
James McKee, Charles W. Geny and G. Edgar Thornton	Same	104-6-27
(NAME) 3312 West End Avenue	(NAME) Same	FB 21W-02295
(STREET ADDRESS OR ROUTE NUMBER) Nashville, Tennessee 37205	(STREET ADDRESS) Same	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars,

and other good and valuable considerations, Anne Craige Howard, the sole issue and heir-at-law of Gerald B. Howard, deceased, has

XXX this day bargained and sold, and do hereby transfer and convey unto the said James McKee, Charles W. Geny and G. Edgar Thornton, d/b/a McKee, Geny and Thornton their (successors), heirs and assigns,

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

Being the easterly 100 feet of Lot No. 2 on the West End Land Company's Plan of West End Park, as of record in Book No. 161, p. 47- Register's Office for Davidson County, Tennessee, and described as follows:

Beginning on the westerly margin of the Macadamized road separated from West End Ave. by a lawn at an iron monument, the corner of Lots Nos. 1 and 2 on said plan; thence with the line between said two Lots north 53°, 15' west 216.8 feet to the corner of Lots 1,2,8 and 9; thence with the line between Lots 2 and 8, south 36° 45' west 100 feet to a stake; thence south 53° 15' east about 227 feet to a point on the westerly margin of a Macadamized road separated from West End Ave. by a lawn; thence with the westerly margin of said road in a northeasterly direction, 100.75 feet to the beginning.

Being the same property conveyed to J. W. Howard by deed from Lundy Paine Fite dated October 2, 1919 and recorded in Book 523, p. 394, Register's Office for Davidson County, TN. Said property passed to Mrs. Lucia B. Howard, wife of J. W. Howard, under the Will of J. W. Howard, recorded in Maury County, TN, and upon the death of Mrs. Lucia B. Howard, intestate, on October 7, 1949, this property descended to Gerald B. Howard and Laurence B. Howard, the only children and heirs-at-law of Mrs. Lucia B. Howard.

(Description continued on next page.)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 110,000.00

Affiant

Subscribed and sworn to before me, this the 31 day of October 19 74.

My commission expires: 11/1/77 (Affix Seal)

Notary Public

This is unimproved / improved property, known as 3310 (House Number) West End Avenue (Street) Nashville, TN (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 James McKee, Charles W. Geny & G. Edgar Thornton, d/b/a McKee, Geny and Thornton their (successors), heirs and assigns forever. I covenant that I am lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

I further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to said real estate to said James McKee, Charles W. Geny & G. Edgar Thornton, d/b/a McKee, Geny & Thornton, and their (successors), heirs and assigns, against the lawful claims of all persons.

Witness my hand this 31st day of October, 19 74, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Anne Craige Howard

BOOK 4865 PAGE 60

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Undersigned, a Notary Public in and for said County and State, Anne Craige Howard

the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Davidson County, Tennessee, this 31st day of October, 1974.

Notary Public

My commission expires 11/5/75

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.....

WARRANTY DEED

FROM

Anne Craige Howard

TO

James McKee, Charles W. Geny and G. Edgar Thornton, d/b/a McKee, Geny and Thornton

NOV-1[illegible]	CONV	[illegible],000.00		
NOV-1[illegible]	CONV	20,000.00		
NOV-1[illegible]	S'TAX		A* 206.00	
NOV-1[illegible]	PR'FEE		A* .50	
NOV-1[illegible]	W'DEED		A* 6.00	* 202.50

C 7 6 7 6 1

IDENTIFICATION REFERENCE

Nov 1 10 07 AM '74

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

Chicago Title Insurance Company
First Floor — First American Center

Phone 255-1631
NASHVILLE, TENNESSEE 37238

Description Continued

Laurence B. Howard having since conveyed his interest to Gerald B. Howard by deed of record in Book 1881, page 391, said Register's Office. The said Gerald B. Howard having since died leaving as his only child and heir-at-law, Anne Craige Howard.