BOOK 4969 PAGE 410

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$ 24,500.00

Alton D. Howden
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14TH DAY OF JANUARY, 1976

Patricia S. Spicer
Notary Public

MY COMMISSION EXPIRES: 9-8-79

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
WILKINS & ADAMS, ATTORNEYS
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Alton D. Howden (NAME)	Engel Mortgage Company, Inc. (NAME)	43-6
532 Singer Avenue (STREET ADDRESS OR ROUTE NUMBER)	P.O. BOX 847 (STREET ADDRESS)	276
Madison, TN 37115 (CITY) (STATE) (P. O. ZIP)	Birmingham, Al 35201 (CITY) (STATE) (ZIP)	11D61259

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 D. Hughey et ux Constance B. Hughey

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Alton D. Howden et ux Eleanor Y. Howden

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:

LAND in Davidson County, Tennessee, being Lot No. 186 on the plan of Madison Park, Section Six, of record in Plan Book 4300, page 58, Register's Office for said County.

SAID Lot No. 186 fronts 62.0 feet on the southerly margin of Singer Drive and extends back 135.2 feet on the easterly line and 136.0 feet on the westerly line to a dead line in the rear, measuring 62.0 feet thereon.

BEING the same property conveyed to James D. Hughey and wife, Constance B. Hughey by deed from George W. Jarrett and wife, Lavinia T. Jarrett of record in Book 4823, page 427, Register's Office for Davidson County, Tennessee.

James D. Hughey executed this instrument on behalf of Constance B. Hughey pursuant to a Power of Attorney of record in Book 4901, Page 49, Register's Office, Davidson County, Tennessee.

THIS conveyance is subject to any and all existing easements of record.

JAN 19	CONV	24,500.00			
JAN 19	S'TAX		B*	63.70	
JAN 19	PR'FEE		B*	.50	
JAN 19	W'DEED		B*	4.00	* 68.20

This is improved (XX) unimproved ( ) property, known as 532 Singer Avenue (House Number) (Street) Madison, TN 37115 (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 hand S this 14TH day of JANUARY, 19 76

James D. Hughey

Constance B. Hughey
By: James D. Hughey
Attorney-in-Fact

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named James D. Hughey

the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 14TH day of JANUARY 1976

Commission expires 9-8-79

Patricia S. Spicer
Notary Public

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 upon (his oath / their several oaths) acknowledged (himself / themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he / they) as such _____ 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 D. Hughey

TO Alton D. Howden

D 32551

IDENTIFICATION REFERENCE

JAN 19 10 57 AM '76

FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named James D. Hughey with whom I am personally acquainted, and who acknowledged that he executed the within instrument on behalf of Constance B. Hughey as her Attorney in Fact as the free act and deed of the within named Constance B. Hughey.

Witness my hand and official seal at Nashville, Tennessee, the 14th day of January, 1976.

Patricia S. Spicer
Notary Public

My Commission Expires: 9-8-79

[illegible]