ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
Philip W. Howard, Jr., et ux (NAME)	Fidelity Federal Savings & Loan Assn. (NAME)	
154 Timber Ridge Drive (STREET ADDRESS OR ROUTE NUMBER)	401 Union Street (STREET ADDRESS)	136-7
Nashville, Tn. 37217 (CITY) (STATE) (ZIP CODE)	Nashville, Tn. 37219 (CITY) (STATE) (ZIP CODE)	51 Pal

WARRANTY DEED

For and in consideration of the sum of $10.00----------
----------TEN AND NO/100----------DOLLARS

Cash paid by Philip W. Howard, Jr. and wife, Carolyn M. Howard, and other good and valuable considerations, the receipt of which is hereby acknowledged, including the assumption by the above said grantees of the unpaid balance of a note in the original amount of $21,500.00 secured by a deed of trust to Vaden Lackey, Jr., Trustee, dated April 29, 1971 and recorded in Book 4497, page 830, Register's Office for Davidson County, Tennessee.

We, Peyton L. Lingle and wife, Nan M. Lingle,
have bargained and sold, and by these presents do transfer and convey unto the said
Philip W. Howard, Jr. and wife, Carolyn M. Howard,
the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 73 on the Plan of Priest Lake Park, Section 2, as of record in Book 4175, pages 56, 57 and 58, Register's Office for said County, to which plan reference is here made for description.

Being the same property conveyed to Peyton L. Lingle and wife, Nan M. Lingle, by deed from Stevens & King Construction Company, a partnership composed of Ralph Stevens and William King, of record in Book 4497, page 828, Register's Office for said County.

unimproved ( )
This is improved (X) property, known as 154 Timber Ridge Drive (House Number) (Street)
Nashville, Tn. 37214 (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 18th day of March, 19 76.

X Peyton L. Lingle
Peyton L. Lingle

X Nan M. Lingle
Nan M. Lingle

STATE OF TENNESSEE
COUNTY OF Davidson

BOOK 5006 PAGE 840

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Peyton L. Lingle and wife, Nan M. Lingle,

the bargainor $ _____, 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, this 18th day of March, 1976.

My commission expires 8/14/76 Notary Public _____

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 $ 43,000.00
This is equal to or greater than the property would bring at a fair and voluntary sale.

_____

Sworn to and subscribed before me this 18th day of March, 1976.

My commission expires 10/4/78 Notary Public _____

This instrument was prepared by:
mail DOBSON & JOHNSON, INC.
Name P. O. BOX 17127 311 PLUS PARK BOULEVARD NASHVILLE, TENNESSEE 37217 Address

MAR 18 76 CONV 43,000.00
MAR 18 76 S TAX B* 111.80
MAR 18 76 PR FEE B* .50
MAR 18 76 M DEED B* 4.00 * 116.30

WARRANTY DEED

FROM Peyton L. Lingle, et ux

TO Philip M. Howard, Jr., et ux

D 40759

IDENTIF. REFERENCE

MAR 18 12 48 PM '76

REGISTER DAVIDSON COUNTY, TENN.

Pioneer National Title Insurance Company
Public Square Building
344 4th Avenue North
NASHVILLE, TENNESSEE 37219

RETURN TO: DOBSON & JOHNSON, INC.