5[illegible]6033 PAGE 252

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 30,472.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS, THE 23 DAY OF [illegible] 19[illegible].

Notary Public

MY COMMISSION EXPIRES: [illegible]

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Harold Reeves, Attorney, 311 Plus Park Bald. Nashville, Tenn.
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James F. Howell, Jr. (NAME)	Noel-Palmer Mortgage Co., Inc. (NAME)	5DU 59888
112 Tomerand Road (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 2546 (STREET ADDRESS)	Map 162-4
Antioch, Tenn. 37013 (CITY) (STATE) (P. O. ZIP)	Nashville, Tenn. 37219 (CITY) (STATE) (ZIP)	Parcel 52

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, Joe L. Russell and wife, Judith A. Russell

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James F. Howell, Jr. and wife, Sharon Howell

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. 147 on the Plan of Antioch Park, Section 5, of record in Book 4460, page 58, Register's Office, Davidson County, Tennessee.

SAID Lot No. 147 fronts 70.0 feet on the northerly margin of Tomarand Road and extends back 184.7 feet on the westerly line and 197.0 feet on the easterly line to a broken line in the rear, measuring 109.45 feet thereon.

BEING the same property conveyed to Joe L. Russell and wife, Judith A. Russell by deed from O. W. Cooper and wife, Helen B. Cooper of record in Book 4982, page 988, said Register's Office.

THIS conveyance is made subject to all easements and restrictions of record in the Register's Office, Davidson County, Tennessee.

GRANTEES herein agree to assume and pay a first mortgage payable to Noel-Palmer Mortgage Company, Inc. of record in Register's Office, Davidson County, Tennessee.

ESCROW Account and Insurance to be transferred to grantees.

This is unimproved ( ) improved ( ) property, known as 112 Tomarand Road, Antioch, Tennessee 37013
(House Number) (Street) (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 this 23 day of [illegible], 19[illegible]

Joe L. Russell

Judith A. Russell

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STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Joe L. Russell and wife, Judith A. Russell

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 Nashville, Tennessee, this 22 day of June 1976

Commission expires May 6, 1980

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

Joe L. Russell Et UX

TO

James F. Howell, Jr. ET UX

D 55522

IDENTIFICATION REFERENCE

JUN 25 2 16 PM '76

REGISTER

25	CONV	30,476.40			
25 76	S'TAX		B*	79.30	
25 76	PR'FEE		B*	.50	
25 76	W'DEED		B*	4.00	* 83.80

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.