Prepared by: Rick M. Johnson
95 White Bridge Rd. Suite 407
Nashville, Tennessee

WARRANTY DEED

BOOK 5066 PAGE 249

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO	MAP PARCEL NUMBERS
David Howard, Et ux	Engel Mortgage Company, Inc.	8D-60995
(NAME) 1039 Davidson Road	(NAME) P.O. Box 847	Map 115-2
(STREET ADDRESS OR ROUTE NUMBER) Nashville, Tennessee	(STREET ADDRESS) Birmingham, Alabama, 35201	Par 114
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 DOLLARS ($10.00) Dollars,

Cash in hand paid by the hereinafter named grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged,

We, Thomas V. Ruane and Carolyn Ann Overton, the former Carolyn Ann Ruane

have this day bargained and sold, and do hereby transfer and convey unto the said David Howard and wife, Molly V. Howard their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 27 on the Plan of Section I, Crestmeade as of record in Book 2331, page 153, Register's Office for said County.

Said Lot fronts 198 feet on the westerly side of Davidson Road and extends back 230 feet on the southerly line and 178 feet on the northerly line to a rear line and measures 204.6 feet thereon.

Being the same property conveyed to Thomas V. Ruane and wife, Carolyn Ann Ruane by deed from Thomas W. Cooper and wife, Alice O. Cooper, as of record in Book 4221, 557, said Register's Office. The said Thomas V. Ruane and wife, Carolyn Ann Ruane having since divorced and the said Carolyn Ann Ruane is now Carolyn Ann Overton.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $500.00

Subscribed and sworn to before me, this the 1st day of September 19 76

Notary Public

My commission expires: 7-30-78 (Affix Seal)

Affiant

This is improved { } unimproved property, known as ..... (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 David Howard and wife, Molly V. 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; our heirs and representatives, to warrant and forever defend the title to said real estate to said David Howard and wife, Molly V. Howard their (successors), heirs and assigns, against the lawful claims of all persons.

Witness hand this 1st day of September, 19 76 the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

X Thomas V. Ruane

X Carolyn Ann Overton, formerly Carolyn Ann Ruane

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

BOOK 5066 PAGE 250

Personally appeared before me, The Undersigned, a Notary Public in and for said County and State,

Carolyn Ann Overton

the within named bargainor, S, 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, Tennessee, Tennessee, this 1st day of September, 1976.

Rick M. Johnson
Notary Public

Commission expires 7-30-79

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.....

STATE OF ARKANSAS
COUNTY OF Phillips

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Thomas V. Duane, the within named 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 Helena, Arkansas the 1st day of September, 1976.

Billye Joyce Fite
Notary Public

BILLYE JOYCE FITE NOTARY PUBLIC PHILLIPS COUNTY, ARKANSAS

Commission exprires: 6-7-77

SEP-8%	CONV	44,500.00			
SEP-8%	S'TAX		B*	115.70	
SEP-8%	PR'FEE		B*	.50	
SEP-8%	W'DEED		B*	4.00	* 120.20

WARRANTY DEED

FROM RUANE

TO HOWARD, David

D 66887

IDENTIF. REFERENCE

SEP 8 10 52 AM '76

FEE REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

Chicago Title Insurance Company
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37238

WILKINS, ADAMS & WEEMS ATTORNEYS
FIDELITY FEDERAL BUILDING
401 UNION STREET
NASHVILLE, TENNESSEE 37219