This Instrument Was Prepared By: Frazier & Faimon, Attorneys
200 Court Square Building
Nashville, Tennessee 37201

WARRANTY DEED

BOOK 5156 PAGE 913

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
EVERETTE I. HOWELL, JR., ET UX	HOME FEDERAL SAVINGS & LOAN ASSN.	
(NAME:) 132 ENSWORTH AVENUE	(NAME:) 230 FOURTH AVENUE, NORTH	103-16
(STREET ADDRESS OR ROUTE NUMBER) NASHVILLE, TENNESSEE	(STREET ADDRESS) NASHVILLE, TENNESSEE 37219	24
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

For and in Consideration of the sum of ------One Hundred Ninety-Two Thousand & no/100----- ----------($192,000.00)---------- *DOLLARS*

cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable considerations

CO 192,000.00	MO
WD 8.00	MS
TD	ST 499.20
CC	ST
MR	PF 50
MCC	TOTAL 507.20

JOHN E. MOLL and wife, MARJORIE E. MOLL

have bargained and sold, and by these presents do transfer and convey unto the said EVERETTE I. HOWELL, JR. and wife, CAROLINE H. HOWELL their *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:* Three tracts of land in the 7th Civil District of Davidson County, Tennessee, being more fully described as follows:

TRACT NO. 1: Being that certain 936/1000 acre tract on the plat of the west part of the land formerly owned by the Society of Jesus, of record in Plan Book 547, Page 10, Register's Office of Davidson County, Tennessee, and being a part of the tract of 56.8 acres of land conveyed to Lillian B. Crockett by deed of record in Book 577, Page 51, said Register's Office, more particularly described as follows: BEGINNING at a point in the center of Ensworth Avenue, being the southwest corner of the property purchased by Louise McClure Tinsley from Robert Vaughn, Clerk and Master, by deed of record in Book 342, Page 598, said Register's Office, (later the property of the University of Nashville, MBA), it being also the northwest corner of the tract purchased by Lillian B. Crockett from the Catholic Society of Religious and Literary Education by deed of record in Book 577, Page 51, said Register's Office, said point being 842 feet south 1 1/2° west from the intersection of the center of Ensworth Avenue with the center of Harding Road; thence with the southerly margin of said University of Nashville property south 87° east 433 feet to the westerly margin of a 40-foot street; thence with the westerly margin of said street south 1 1/2° west 100 feet; thence north 87° west 433 feet to a point in the center of Ensworth Avenue; thence with the center of Ensworth Avenue north 1 1/2° east 100 feet to the beginning.

TRACT NO. 2: Beginning at a point in the center of Ensworth Avenue, said point being the southwest corner of the tract of land purchased by the University of Nashville from Louise McClure Tinsley and husband, by deed of record in Book 448, Page 540, said Register's Office, and said point being also the northwest corner of the tract of land known as the Jesuit Property; running thence with a northeast boundary of said Jesuit Property south 87° east 433 feet to a point in the westerly margin of a 40-foot street; thence with the westerly margin of said street north 1 1/4° east 55 feet to a point, being the southeast corner of a tract of land sold by the Univerity of Nashville to E. E. Murrey; thence with the south boundary of said land sold to E. E. Murrey north 87° west 433 feet to a point in the center of Ensworth Avenue; thence along the center of Ensworth Avenue south 1 1/2° west 55 feet to the point of beginning.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 192,000.00

Affiant

Subscribed and sworn to before me, this the 27th day of June, 1978

Notary Public

My commission expires: 1-2-82

(Affix Seal)

TRACT NO. 3: Being part of a tract of 1.405 acres on the plat of the west part of the land formerly owned by the Society of Jesus, of record in Book 547, Page 10, Register's Office for Davidson County, Tennessee, and described more particularly as follows: BEGINNING at a point in the center of Ensworth Avenue at the southwest corner of a lot conveyed by First Savings Bank & Trust Company, Trustee, to F. M. Bass by deed recorded in Book 613, Page 497, said Register's Office; thence southerly with the center of said Ensworth Avenue 20 feet; thence east and parallel with said Bass' south line 433 feet to the west margin of a 40-foot street; thence with the west margin of said street north 20 feet to said Bass' southeast corner; thence with said Bass' south line westerly 433 feet to the beginning.

Three tracts of above described were conveyed to Sadie D. Bass by deed from F. M. Bass, of record in Book 1140, Page 406, Register's Office for Davidson County, Tennessee. The said Sadie D. Bass subsequently died intestate, being survived by Francis M. Bass, Jr., Mary Bass Phillips, and James O. Bass, as her only heirs-at-law. The said Mary Bass Phillips subsequently died testate, devising her interest in the subject property under the terms of her will of record in Will Book 69, Page 43, Office of the County Court Clerk of said County, to Wendell Phillips, Trustee of Trust A and Trust B. Thereafter the said Francis M. Bass, Jr. died intestate, leaving James O. Bass and Ann Phillips Harmer and Francis Phillips Ward as his only heirs-at-law. Thereafter James O. Bass conveyed his interest in the subject property to Wendell Phillips by deed of record in Book 2998, Page 133, Register's Office of said County. As provided by Trust B under the Will of Mary Bass Phillips, deceased, the entire interest of Ann Phillips Harmer and Francis Phillips Ward in the subject property were distributed to them as each attained the age of 25 years. Thereafter Wendell J. Phillips died testate, exercising the power of appointment as to the corpus of Trust A under the said Will of Mary Bass Phillips, thereby devising an undivided interest in the subject property under the terms of his will of record in Will Book 100, Page 13, Office of the Probate Court of said County, to the Third National Bank in Nashville, Trustee. The said Ann Phillips Harmer and Francis Phillips Ward joined inthe execution of deed recorded in Book 4673, Page 458, Register's Office for Davidson County,Tennessee, for the additional purpose of conveying all interest in the above described property that accrued to them or may hereafter accrue to them under the terms of Trust B of the will of Mary Bass Phillips, of record in Will Book 69, Page 43, Office of the County Court Clerk of Davidson County, Tennessee.

Being the same property conveyed to John E. Moll by installment deed from Third National Bank in Nashville, Trustee, of record in Book 4673, Page 458, Register's Office for Davidson County, Tennessee.

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This is unimproved ( ) improved (X) property, known as 132 Ensworth Avenue, Nashville, Tennessee
(House Number) (Street) P. O. Address: (City or Town)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said EVERETTE I. HOWELL, JR. and wife, CAROLINE H. HOWELL *their heirs and assigns, forever.*

And we *do covenant with the said* EVERETTE I. HOWELL, JR. and wife, CAROLINE H. HOWELL *that* they are *lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.*

And JOHN E. MOLL and wife, MARJORIE E. MOLL *do further covenant and bind* themselves and their *heirs and representatives, to warrant and forever defend the title to the said land to the said* EVERETTE I. HOWELL, JR. and wife, CAROLINE H. HOWELL *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness our *hand* s *this* 7th *day of* June, *19* 77, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

John E. Moll

Marjorie E. Moll

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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* John E. Moll and wife, Morjorie E. Moll

the bargainors, 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 Davidson Co., *Tennessee, this* 7th *day of* June, *19* 72.

Ruth Fox, *Notary Public.*

Commission Expires 2-8-78.

STATE OF .....
COUNTY OF .....

Personally appeared before me, ..., *a Notary Public in and for said County and State, the within named* .....

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

Witness my hand and official seal at ....., *this* ..... *day of* ....., *19*.....

....., *Notary Public.*

Commission Expires .....

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 .....

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WARRANTY DEED

FROM

JOHN E. MOLL, ET UX

TO

EVERETTE I. HOWELL, JR., ET UX

E 0 8 0 5 7

IDENTIFICATION REFERENCE

JUN 8 3 33 PM '77

REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

GUARANTY TITLE

Office of

CHICAGO TITLE INSURANCE COMPANY

American Trust Building

S. W. Cor. Third & Union

NASHVILLE, TENNESSEE