This instrument prepared by:
Joseph B. Pitt, Jr., Attorney
First American Center
Nashville, Tennessee 37238

BOOK 5361 PAGE 425

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
James M. Howell et ux	Mortgage Corporation of the South	Map 91-10
(NAME)	(NAME) P. O. Box 10726	Parcel 18
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS) Birmingham, Alabama 35202	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten and no/100----------
----------($10.00)---------- *Dollars,*
cash in hand paid by James M. Howell and wife, Rita R. Howell and other good and valuable considerations accepted as cash, the receipt of all of which is hereby acknowledged,

We, Thomas W. Sherrill and wife, Vicki M. Sherrill

have this day bargained and sold, and do hereby transfer and convey unto the said James M. Howell and wife, Rita R. Howell

the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Being Lot No. 12 on the Map of West Park Addition No. 2, as of record in Book 2330, page 63, Register's Office for said County.
Said Lot No. 12 fronts 41.89 feet on the southerly terminus of 57th Avenue North and runs back 176.2 feet on the northerly line and 122.2 feet on the southeasterly line, to a dead line in the rear on which it measured 166.4 feet.

Being the same property conveyed to Thomas W. Sherrill and wife, Vicki M. Sherrill by deed from James A. Fleming and wife, Sarah C. Fleming of record in Book 5080, page 171, Register's Office for said County.

This conveyance is subject to 10-foot easement for public utilities, an easement for a sewer 10 feet wide running through the front part of the lot, of record in Book 2493, page 17, said Register's Office, that part of the 10-foot utility easement along the east line of the lot was cancelled and removed running from the 10-foot sewer easement southward to a monument at the rear corner of the lot, 30-foot setback line from 57th Avenue North and conditions of Owner's Certificate of record in Book 2330, page 63, Register's Office for said County; and restrictive covenants of record in Book 2483, page 629, Register's Office for said County.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 247.00

Subscribed and sworn to before me, this the 3rd day of November 19 78.

Affiant James M. Howell

My commission expires: 4/18/82 (Affix Seal)

Notary Public Nancy L. Kolb

unimproved ( ) This is improved (X) property, known as 1118 57th Avenue North, Nashville, Tennessee 37209
(House Number) (Street) P.O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantees 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 Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

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 3rd *day of* November 19 78 *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Thomas W. Sherrill

Vicki M. Sherrill

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, NANCY L. KORA, *a Notary Public in and for said County and State,* Thomas W. Sherrill and wife, Vicki M. Sherrill

the within named 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 3rd *day of* NOVEMBER, *19*78.

Nancy L. Kora
Notary Public

NANCY L. KORA NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Commission expires 4/18/82

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 .....

NOV-8 78	CONV	24,700.00			
NOV-8 78	S'TAX		B*	64.22	
NOV-8 78	PR'FEE		B*	.50	
NOV-8 78	W'DEED		B*	4.00	* 68.72

PLEASE RETURN TO
CHICAGO TITLE INS. CO.
FIRST AMERICAN CEN
NASHVILLE, TENN. 37238

WARRANTY DEED 233384

FROM	TO
Thomas W. Sherrill et ux	James M. Howell et ux

E 99068

IDENTIF. REFERENCE

Nov 8 1 25 PM '78

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

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

Chicago Title Insurance Company
2000 Richard Jones Road
Nashville, Tenn. 37215
Phone 298-2627