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

BOOK 5460 PAGE 250

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Leslie W. Howard, Jr. and wife, Mary E. Howard	Mercantile Mortgage Company	150-1-259
(NAME)	(NAME)	
	P. O. Box 14569	
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
	St. Louis, Missouri 63178	
(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 Leslie W. Howard, Jr. and wife, Mary E. Howard and other good and valuable considerations accepted as cash, the receipt of all of which is hereby acknowledged,

We, John J. Finnessey and wife, Carla D. Finnessey

have this day bargained and sold, and do hereby transfer and convey unto the said Leslie W. Howard, Jr. and wife, Mary E. Howard

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

Being Lot No. 754 on the Plan of Edge-O-Lake Estates, Section 17, as of record in Book 4460, page 44, Register's Office for Davidson County, Tennessee, described as follows:
Said Lot No. 754 fronts 75.0 feet on the westerly side of Desplane Drive and runs back 153.44 feet on the northerly line and 156.77 feet on the southerly line to a dead line in the rear which is a broken line measuring 93.40 feet thereon.

Being the same property conveyed to John J. Finnessey and wife, Carla D. Finnessey by deed from Simon Paul Onate, Jr. and wife, Virginia P. Onate of record in Book 5012, page 355, said Register's Office.

This conveyance is subject to a 10-foot easement for public utility and drainage purposes, 30-foot minimum building setback line from Desplane Drive, and conditions of Owner's Certificate of record in Book 4460, page 44, said Register's Office; and restrictive covenants of record in Book 4549, page 802, Register's Office for said County.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 59,500.00

Subscribed and sworn to before me, this the 2nd day of July 19 79

Affiant

My commission expires: 8-12-81 (Affix Seal)

Notary Public

unimproved ( )
This is improved (X) property, known as 2833 Desplane Drive, Nashville, Tennessee 37217
(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 except for 1979 taxes which are prorated and assumed by the purchasers.

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 2nd *day of* July, *19* 79, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

John J. Finnessey

Carla D. Finnessey

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

.....

.....

the within named bargainor S, 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 ..... *Tennessee, 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.....

State of Tennessee)
County of Davidson)

On this 2nd day of July, 1979, before me personally appeared Clarence D. Witt, to me known to be the person who executed the foregoing deed in behalf of John J. Finnessey and wife, Carla D. Finnessey, and acknowledged that he executed the same as the free act and deed of the said John J. Finnessey and wife, Carla D. Finnessey.

Witness my hand and official seal at office in Nashville, Tennessee, this 2nd day of July, 1979.

Doris E. [illegible]
Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My commission expires: 8-12-81

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

236643

WARRANTY DEED

FROM
John J. Finnessey and wife,
Carla D. Finnessey

TO
Leslie W. Howard, Jr. and wife,
Mary E. Howard

F. 38292

IDENTIF. REFERENCE

JUL 5 10 47 AM '79
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

07/05 1611 -0[illegible] CK

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

41674

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 5460 PAGE 252

CO - CONVEYANCE	CC - CERTIFIED COPY	MS - MISCELLANEOUS
MO - MORTGAGE	MR - RELEASE	ST - STATE TAX CONVEY.
WD - WARRANTY DEED	UC - UNIFORM COMMERCIAL CODE	ST - STATE TAX MORT.
TD - TRUST & DEED		PF - PROBATE FEES

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

59500.00-	CO	
154.70	CO TX	
.50	PRFE	
6.00	WDELD	
	CHECK	161.20-
4167A07/05/79	BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F. 38292

IDENTIF. REFERENCE

JUL 5 10 48 AM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 694962