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FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$99,500.00 Ralph D. Howard
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF August 19 81.

Notary Public

MY COMMISSION EXPIRES: 4/21/85

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Harold Reeves, Attorney (NAME) 640 Spence Lane Nashville, Tn. 37217 (ADDRESS)

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ralph D. & Martha A. Howard (NAME)	Same (NAME)	Map 15
7470 Whites Creek Pike (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Par. 135
Joelton, Tn. 37080 (CITY) (STATE) (P O ZIP)	(CITY) (STATE) (ZIP)	14D-15250

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, Albert L. Lanier and wife, Goldie G. Lanier

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Ralph D. Howard and wife, Martha A. Howard

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, described as follows, to-wit:

A part of the 59 acres, more or less, conveyed to Mary Louise Vidale by deed from B. F. Binkley 10/17/44, of record in Book 1309, page 18, said Register's Office, and said part of said land is described according to an unrecorded plat made by Cummings Surveying Co. 6/5/67, and described as follows:

BEING Lot No. 3 and beginning at an iron pin in the easterly margin of Whites Creek Pike said point being 660 feet southerly from the southeasterly corner of Whites Creek Pike and Morgan Road in the 14th Civil District; thence South 86 deg. east 720.2 feet, more or less, to an iron pin; thence southerly 195.0 feet, more or less to an iron pin, the southeasterly corner of Lot No. 3 of said plan; thence North 86 deg. West 685.5 feet, more or less, to an iron pin, the southwesterly corner of Lot No. 3 on said plan; thence northwesterly and along the easterly side of Whites Creek Pike 200.0 feet, more or less, to an iron pin, the point of beginning, said land containing 3.2 acres, more or less.

BEING the same property conveyed to Albert L. Lanier and wife, Goldie G. Lanier by deed from Michael G. Bowling and wife, Jalena H. Bowling of record in Book 4708, page 449, Register's Office for Davidson County, Tennessee.

THIS conveyance subject to Restrictive Covenants of record in Book 4148, page 114 and such easements and setback lines of record in Deed Book 4148, page114, said Register's Office.

TAXES for 1981 have been pro-rated and assumed by Grantees.

unimproved ( )
This is improved (X) property, known as 7470 Whites Creek Pike (House Number) (Street) Joelton, T. 37080 (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 s this 11th day of August, 19 81

Albert L. Lanier

Albert L. Lanier

Goldie G. Lanier

Goldie G. Lanier

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Albert L. Lanier and Goldie G. Lanier

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 11th day of August, 1981

Commission expires 4/21/85

Notary Public

GENE W. FLOYD NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

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

G 55556

WARRANTY DEED

FROM
Albert L. Lanier and wife,
Goldie G. Lanier

TO
Ralph D. Howard and wife,
Martha A. Howard

IDENTIF. REFERENCE

AUG 17 3 59 PM '81

FELIX Z. WISDOM II REGISTER
DAVIDSON COUNTY, TENN.

RECEIVED

File Box 24

title escrow, inc.
suite 218
640 spence lane
nashville, tennessee 37217

08/17 265.20- CHECK

2741

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

RECEIVED OF _____

FOR _____

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CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			95500.00- CO	
			258.70 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	265.20-
2741ACC/17/81			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G 5 5 5 5 6

IDENTIF. REFERENCE

AUG 17 3 59 PM '81

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 838424