THIS INSTRUMENT PREPARED BY:
Stewart & Black, Attys.
223 Madison Street
Madison, TN 37115

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
ALTON DUANE HOWDEN ET UX (NAME)	COMMERCE UNION BANK (NAME)	Map 43-6
625 Fedders Drive (STREET ADDRESS OR ROUTE NUMBER)	P. O. BOX 2546 (STREET ADDRESS)	Par 34
Madison, TN 37115 (CITY) (P. O. ZONE) (STATE)	NASHVILLE, TN 37219 (CITY) (ZONE) (STATE)	

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

cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, including the Grantees assuming a certain unpaid indebtedness of record in Book5016, page 228, Register's Office for Davidson County, Tennessee, which Grantees promise to pay and agree to hold Grantors harmless from same, we,

BOOK 5173 PAGE 307

JAMES R. MILLER AND WIFE, BRENDA S. MILLER, hereinafter referred to as Grantors, ...

have this day bargained and sold, and do hereby transfer and convey unto the said ALTON DUANE HOWDEN AND WIFE, ELEANOR ANN HOWDEN, hereinafter referred to as Grantees, their ..... *(successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

LAND in Davidson County, Tennessee, being Lot No. 40 on the Plan of Madison Park Subdivision, Section 2, as shown in Plat Book 3106, page 141, Register's Office for Davidson County, Tennessee.

SAID Lot No. 40 fronts 85.0 feet on the northerly side of Fedders Drive and runs back 128.31 feet on the westerly side and 85.0 feet on the easterly side to a dead line in the rear on which it measures 95.63 feet.

BEING the same property conveyed to James R. Miller and wife, Brenda S. Miller by deed from William L. Crownover and wife, Maria M. Crownover of record in Book 5016, page 226, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 48,169.58

Subscribed and sworn to before me, this the 6th day of November 19 ___.

Affiant

My commission expires: 7-18-87 (Affix Seal)

Notary Public

unimproved ( )
This is improved (X) property, known as 625 Fedders Drive, Madison, TN 37115
(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 .....

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 .....

(suocessors), heirs and assigns, against the lawful claims of all persons.

Witness ..... our ..... *hand* ..... s ..... *this* ..... 7th ..... *day of* ..... November ..... *19* ..... 83 ..... *the corporate party, if any, having caused its name to be signed hereto by the duly authorized officers on said day and date.*

x James R. Miller
James R. Miller

x Brenda S. Miller
Brenda S. Miller

x Alton Duane Howden
Alton Duane Howden

x Eleanor Ann Howden
Eleanor Ann Howden

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, James R. Miller, Brenda S. Miller, Alton Duane Howden and Eleanor Ann Howden

the within named bargainors, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purpose therein contained.

Witness my hand and official seal at Madison, Tennessee, this 7th day of November, 19 83

Carolyn Kiser Notary Public

Commission expires 7-18-87

CAROLYN KISER NOTARY PUBLIC DAVIDSON CO.

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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

H8555.1

IDENTIF. REFERENCE

Nov 9 11 39 AM '83

FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN

RUSH

1586 11/09 131.82- CHEC K

WARRANTY DEED

FROM
JAMES R. MILLER ET UX

TO
ALTON DUANE HOWDEN ET UX

Compliments of
Commonwealth Title Agency
of Nashville, Inc.
Suite 106, Madison Bldg.
223 Madison St.
MADISON, TENNESSEE 37115

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
			48169.58- CAMT.	
			125.32 CSTAX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	131.82-
1586A	11/09/83		BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 8 5 5 5 1

IDENTIF. REFERENCE

NOV 9 11 39 AM '83

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 992446