THIS INSTRUMENT PREPARED BY: BUCHANAN & EDWARDS, Attorneys at Law
271 West Main Street, Hendersonville, TN 37075

WARRANTY DEED

BOOK 6226 PAGE 942

NEW OWNER(S):	SEND TAX BILLS TO:	MAP PARCEL NUMBERS:
WILLIAM J. CARD, ET UX, AILENE V. CARD 624 West Due West Avenue Madison, Tennessee 37115	SAME	Map 51 Parcel 13

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, MRS. GEORGE P. HOWELL and WILLIAM H. HOWELL, a partnership, hereinafter referred to as Grantors, have this day bargained and sold, and do hereby transfer and convey unto the said WILLIAM J. CARD and wife, AILENE V. CARD, hereinafter referred to as Grantees, their successors, heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

LAND in the 11th Civil District of Davidson County, Tennessee, described as follows:

BEGINNING at a point in the north margin of Due West Avenue at the southwest corner of the Broaddus Lands; thence along the west line of the same northerly 350 feet to a point; thence westerly parallel to the north margin of Due West Avenue 100 feet to the east line of the Sutherland Property; thence with the line of the same southerly 350 feet to the north margin of Due West Avenue; thence with the margin of the same easterly 100 feet to the point of beginning.

BEING the same property conveyed to Mrs. George P. Howell and William H. Howell, a partnership, by deed from J. M. Watts and wife, Anne Milbrey Watts, of record in Book 3835, page 818, Register's Office for Davidson County, Tennessee.

The said WILLIAM H. HOWELL being deceased, this deed is executed by authority vested in JUANITA B. HOWELL, as widow and Executrix of the estate of William H. Howell, by Will of record in Will Book 127, page 565, Probate Court for Davidson County, Tennessee.

This deed is to replace a lost, unrecorded deed previously executed by Mrs. George P. Howell and William H. Howell, a partnership, to William J. Card and wife, Ailene V. Card.

This is improved property, known as: 624 West Due West Avenue, Madison, TN

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 successors, heirs and assigns, against the lawful claims of all persons.

WITNESS our hands this 2nd day of Feb., 1984, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

William H. Howell

Mrs George P. Howell
MRS. GEORGE P. HOWELL

by Juanita B. Howell Extrx
WILLIAM H. HOWELL
by JUANITA B. HOWELL, Executrix of the Estate of William H. Howell

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STATE OF TENNESSEE)
COUNTY OF)

The actual consideration or value, whichever is greater, for this transfer is $30,000.00.

AFFIANT

Subscribed and sworn to before me, this 2nd day of Feb., 1984.

NOTARY PUBLIC

My Commission Expires: 4-21-85

STATE OF TENNESSEE)
COUNTY OF)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MRS. GEORGE P. HOWELL and JUANITA B. HOWELL, Executrix of the Estate of WILLIAM H. HOWELL, the within named 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 Madison, Tennessee, this 2nd day of February, 1984.

NOTARY PUBLIC

My Commission Expires: 4-21-85

FILED
FEB 9 11 21 AM '84
IDENTIF. REFERENCE
DAVIDSON COUNTY, TN
FELIX Z. ZOLLICOFFER, REGISTER

10117 16.

CHECK -50- 84.50 02/06 90/20 1252

WARRANTY DEED

FROM:
MRS. GEORGE P. HOWELL and
WILLIAM H. HOWELL

TO:
WILLIAM J. CARD, ET UX,
AILENE V. CARD

LAW OFFICES OF
BUCHANAN & EDWARDS
271 West Main Street
P. O. Box 1045
Hendersonville, TN 37075
615/822-0431

THIS INSTRUMENT PREPARED
SUBJECT TO INFORMATION
PROVIDED BY THE PARTIES

T

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
			30000.00- CAMT.	
			78.00 CSTAX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	84.50-
			1252A02/06/84 BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 0 1 7 1 6

IDENTIF. REFERENCE

FEB 6 11 21 AM '84

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN

No. 11524