FORM No. WD-1

BOOK 5329 PAGE 205

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 56,250.00

x Michael James Howard
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF June 19 84

Notary Public

MY COMMISSION EXPIRES: 7-27-86

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
EDWARD SEDDON — 1187 VULTEE BOULEVARD — NASHVILLE, TN 37217

NAME	ADDRESS	
ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael James Howard (NAME)	Mortgage Trust Company (NAME)	MAP 133-12
3842 Scotwood Drive (STREET ADDRESS OR ROUTE NUMBER)	2401 Hillsboro Road, Suite 100 (STREET ADDRESS)	PARCEL 213
Nashville, TN 37211 (CITY) (STATE) (P.O. ZIP)	Nashville, Tennessee 37212 (CITY) (STATE) (ZIP)	5DU-09958

FOR AND 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, B. Rossiter O'Shea and wife, Elizabeth M. O'Shea

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Michael James Howard and wife, Kimberly Moore 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, being Lot No. 121 on the plan of Section Three, Greenwood Hills, of record in Book 5050, Page 10, Register's Office for said County.

SAID Lot No. 121 fronts 59.00 feet on the northeasterly margin of Scotwood Drive and extends back 177.5 feet on the northwesterly line and 162.0 feet on the southeasterly line to a dead line in the rear, measuring 61.00 feet thereon.

BEING the same property conveyed to B. Rossiter O'Shea and wife, Elizabeth M. O'Shea by deed from William T. Girard of record in Book 5395, Page 779, Register's Office for said County.

THIS conveyance is subject to Restrictive Covenants of record in Book 5086, Page 766, Register's Office for said County.

THIS conveyance is subject to any and all existing restrictions and easements of record.

THIS conveyance is subject to a Deed of Trust executed by B. Rossiter O'Shea and wife, Elizabeth M. O'Shea for Wachovia Mortgage Company, dated March 29, 1970, with a present unpaid principal balance of $35,382.07, of record in Book 5266, Page 933, which the Grantees herein hereby assume and agree to pay. The escrow account in connection with said loan is hereby transferred to the Grantees.

This is improved (XX) unimproved ( ) property, known as 3842 Scotwood Drive, (House Number) (Street) Nashville, TN 37211 (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 heir 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 covey 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 21st day of June, 19 84

Elizabeth M. O'Shea

B. Rossiter O'Shea

06/26 152.62 • CHECK

9100

BOOK 6326 PAGE 206

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named B. Rossiter O'Shea and wife, Elizabeth M. O'Shea

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 21st day of June, 84

Commission expires 7-27-86

Notary Public

STATE OF TENNESSEE
COUNTY OF

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 (their several oaths) acknowledged (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that (he) (they) as such _____ and _____ being authorized so to do, execute 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

I 3 2 6 0 0

WARRANTY DEED

FROM

IDENTIF. REFERENCE B. Rossiter O'Shea
Elizabeth M. O'Shea

TO

JUN 28 9 27 AM '84

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

Michael James Howard
Kimberly Moore Howard

RETURN TO:

SOUTHERN ESCROW COMPANY
1187 Vultee Boulevard
Nashville, Tennessee 37217

EDWARD SEDDON
ATTORNEY AT LAW
1187 Vultee Boulevard
Nashville, Tennessee 37217

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 6326 PAGE 207

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
			56250.00- CAMT.	
			146.12 CSTAX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	152.62-
9100A	06/28/84		BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 32600

T
IDENTIF. REFERENCE

JUN 28 9 27 AM '84

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 0048300