THIS INSTRUMENT PREPARED BY: **PERCY WILKINS, JR.** and **CHRISTY WILKINS IVEY**, Attorneys
2210 Crestmoor Road, Nashville, Tennessee 37215-0157
FROM UNVERIFIED INFORMATION FURNISHED BY THE PARTIES.

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
Stephen P. Howard et ux 2726 Meadow Rose Drive Nashville, Tennessee 37206	Same	83-8-212 15DA-52220

FMS

WARRANTY DEED

BOOK 6429 PAGE 930

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, Colburn R. Howard, Sr. and wife, Virginia R. Howard,

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Stephen P. Howard and wife, Jewell C. Howard,

hereinafter called the Grantee, Grantee's 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. 20 on the plan of Section Two, Whitman Meadow, of record in Book 3106, page 127, Register's Office for said County.

SAID Lot No. 20 fronts 94 feet on the easterly margin of Meadow Rose Drive and extends back 168.1 feet on the northerly line and 161.05 feet on the southerly line to a dead line in the rear, measuring 95.9 feet thereon.

BEING the same property conveyed to Colburn R. Howard, Sr. and wife, Virginia R. Howard, by deed from Michael H. Roberts and wife, Sandra Joyce Roberts, of record in Book 5086, page 544, Register's Office for Davidson County, Tennessee.

The property herein conveyed is subject to restrictive covenants of record in Book 3430, page 259, Register's Office for Davidson County, Tennessee, and to the matters set forth in the above referenced plan of record.

T 1 6 4 7 0 5

IDENTIF. REFERENCE

Nov 20 9 38 AM '84

REGISTER
DAVIDSON COUNTY, TN

This is (~~un~~)improved property, known as 2726 Meadow Rose Drive, Nashville, Tennessee 37206.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever; and Grantor covenants with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever. (As to a corporate or partnership party, the reference to "heirs" shall be deemed to read "successors".)

Witness the execution hereof this 19th day of November, 1984.

Colburn R. Howard Sr.
Colburn R. Howard, Sr.

Virginia R. Howard
Virginia R. Howard

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 19th day of November, 1984, before me personally appeared Colburn R. Howard, Sr. and wife, Virginia R. Howard, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

My Commission Expires: 10-24-88

Notary Public

NOTARY PUBLIC AT LARGE STATE OF ILLINOIS

STATE OF TENNESSEE
COUNTY OF _____.

Before me, the undersigned, of the State and County aforesaid, personally appeared _____, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged ____self to be the President (or other officer authorized to execute the instrument) of the _____, the within named bargainor, a corporation, and that he as such _____, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by ____self as _____. Witness my hand and official seal, at office in _____, Tennessee, this _____ day of _____, 19___.

3562 11/20 1984 10:10 CHECK

BOOK 6429 PAGE 931

My Commission Expires:_____ Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $ 51,000.00.

Stephen P. Howard
Affiant

Subscribed and sworn to before me, this the 19th day of November, 1984.

My Commission Expires: 10-24-88 Notary Public

NOTARY PUBLIC

WARRANTY DEED

from:
COLBURN R. HOWARD, SR. ET UX

to:
STEPHEN P. HOWARD ET UX

PERCY WILKINS, JR.
and
CHRISTY WILKINS IVEY
Attorneys at Law
2210 Crestmoor Road
P.O. Box 150157
Nashville, Tennessee 37215-0157

dp

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 6429 PAGE 932

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

51000.00- CAMT.
132.60 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 139.10-
8562A11/20/84 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 6 4 7 0 5

T
IDENTIF. REFERENCE

Nov 20 9 38 AM '84

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TN

No. 0086561