File Box 38 # 3728

WARRANTY DEED

THIS INSTRUMENT PREPARED BY

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George E. Mudter, Jr., Atty.
229 Ward Circle, Suite C-11
Brentwood, Tennessee 37027

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
J. MICHAEL HOWARD (NAME)	THIRD NATIONAL MORTGAGE COMPANY (NAME)	Map 174
3353 Old Franklin Road (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 2628 (STREET ADDRESS)	Parcel 116
Antioch, Tennessee 37013 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37219 (CITY) (STATE) (ZIP)	FB# 5D-38101

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, CHARLES P. THOMAS and wife, NELL THOMAS

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO J. MICHAEL HOWARD and wife, KATHRYN S. HOWARD

HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS, HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

Land in the 5th Civil District of Davidson County, Tennessee, being Tract No. 15 on the survey of the James William and Martha Wisener farm, described according to a survey by Barry Greer & Associates dated April 8, 1979 as follows:

Beginning at a point in the north margin of Old Franklin Road said point being east along said Old Franklin Road 945.0 feet from the southwest corner of the property conveyed to Claude G. Wayman, et ux, by deed of record in Book 3183, page 209, Register's Office for said County; thence with the west line of Tract No. 16, North 8 deg. 05 min. East, 698.49 feet to a point; thence North 81 deg. 55 min. West 210.0 feet to a point in the east line of Tract No. 14; thence with a segment of the east line of Tract No. 14, South 8 deg. 05 min. West, 668.87 feet to a point in the north margin of Old Franklin Road; thence with said north margin of Old Franklin Road and with a curve having a radius of 930.0 feet, in an easterly direction, 212.4 feet to the point of beginning; containing 3.3 acres, more or less.

Being the same property conveyed to Charles P. Thomas and wife, Nell Thomas by deed from Martha Ann Wisener, a widow, of record in Book 5441, page 798, said Register's Office.

This conveyance is made subject to: (1) 1985 Taxes, which have been prorated and assumed by the Grantee(s); and (2) Restrictions of record in Book 5441, page 798, said Register's Office.

This is unimproved ( ) improved (XX) property, known as 3353 Old Franklin Road, Antioch, Tennessee 37013

TO HAVE AND TO HOLD the said tract or parcel of land, with the apurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors, 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, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors, 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.

In witness whereof, the GRANTORS have hereunto set their hands (if a corporation, has caused its name to be signed hereto by its duly authorized officer) on this 9th day of April, 19 85

Charles P. Thomas
CHARLES P. THOMAS

Nell Thomas
NELL THOMAS

7390

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STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named CHARLES P. THOMAS and wife, NELL THOMAS

the bargainor s, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this 9th day of April, 19 85.

My commission expires 1/10/89 Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, the undersigned, a Notary Public 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 _____ of the _____, the within named bargainor, a corporation, and that as such _____, being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by the said _____ as such _____.

Witness my hand and official seal, at _____, this _____ day of _____, 19____.

_____ Notary Public

Commission expires _____

FILED FOR RECORD AND RECORDED IN OFFICE
DAVIDSON COUNTY, TN.
Apr 12 12 14 PM 1985
IDENTIFICATION REFERENCE
1 9 2 1 6

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $74,500.00

J. Michael Howard
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF April, 1985.

MY COMMISSION EXPIRES: 1/10/89 (AFFIX SEAL)

Notary Public

WARRANTY DEED

FROM
CHARLES P. THOMAS and wife,
NELL THOMAS

TO
J. MICHAEL HOWARD and wife,
KATHRYN S. HOWARD

PLEASE RETURN TO:
First Title & Escrow Company, Inc.
P.O. Box 926
Suite 11C The Paddock
229 Ward Circle
BRENTWOOD, TENNESSEE 37027-0926

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

74500.00- CANT.
193.70 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 200.20-
7590A04/12/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

1 9 6 2 1 6

T
IDENTIF. REFERENCE

APR 12 12 14 PM '85

REGISTER
DAVIDSON COUNTY, TN

No. 124535