THIS INSTRUMENT PREPARED BY: STEWART & BLACK, ATTORNEYS
223 MADISON STREET
SUITE 108
MADISON, TENNESSEE 37115

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Filbert J. Martocci, Jr (NAME)	SAME (NAME)	Map 42-11
948 Woodland Street (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Parcel 71
Nashville, TN 37206 (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	11D-1035

For and in Consideration of the sum of ----------TEn and No/100 ------

--------($10.00)---------- *DOLLARS*

cash in hand paid, and other good and valuable considerations, receipt of which are hereby acknowledged, we

Billy Hugh Howell, Jr., Gwynn D. Howell and Juanita B. Howell, individually and Executrix u/w of William H.(Billy H.) Howell and u/w of Cleora B. Howell , hereinafter referred to as Grantors,

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have bargained and sold, and by these presents do transfer and convey unto the said Filbert J. Martocci, Jr. *hereinafter referred to as Grantee, his heirs and assigns, a certain tract or parcel of land in* Davidson *County, State of Tennessee, described as follows, to-wit:*

Land in the 11th, formerly the 19th, Civil District of Davidson County, Tennessee, being Lots Nos. 15, 16, 17, and 18 of Block "B" on the Plan of Marthonna, not of record, described according to a survey made by J. A. Mefford, Surveyor, Decmeber, 1837, as follows:

Beginning on the southerly margin of Old Hickory Boulevard, formerly Halls Lane, at a point 200 feet east of the easterly margin of Ezell Road west, said point being the corner of Lots 18 and 19; thence the line between said two lots southwardly 246.6 feet to the northerly line of Lot No. 27; thence with said line easterly 100 feet to the corner of Lots 14 and 15; thence with the line between said two lots northwardly 245 feet to the southerly margin of Old Hickory Boulevard; thence with said Boulevard westwardly 100 feet to the beginning.

Being the same property conveyed to George P. Howell by deed from Audie Lee Adkinson et ux, Agnes Adams Adkinson of record in Book 2486, page 517, said Register's Office. George P. Howell died intestate in 1958, survived by his widow, Cleora B. Howell and his son William H. (Billy H. Howell , Sr. as his sole surviving heirs and next to kin. Said property was maintained in a partnership consisting of the Cleora B. Howell and Willaim H. (Billy H.) Howell, Sr., d/b/a/ Geo. P. Howell & Sons Company known as the " Rental Account ". William H. (Billy H.) Howell, Sr., died June 14, 1979, testate , with his widow, Juanita B. Howell having been appointed Executris of his Estate per his LAst Will and Testament, said Last Will and Tetament being if record in the Probate
(CONTINUED)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater for this transfer is $ 35,000.00

Subscribed and sworn to before me, this the 6th day of June 1985

My commission expires: 7-17-88 (Affix Seal)

Notary Public

NOTARY PUBLIC STATE OF TENNESSEE LARGE

(CONTINUED) BOOK 6577 PAGE 430

Court for Davidson COunty, Tennessee. Cleora B. Howell died testate November 24, 1984, with her Last Will and Testament being of record in Will Book 149, page 558, Probate Court for Davidson County, Tennessee, and under said Last Will and Testament, Juanita . Howell as Executrix is given full power to sell and convey said property. Juanita B. Howell signs and executed this Deed in her individual capacity and in her capacities as Executrix u/w of William H. (Billy H.) Howell, Sr., and u/w of Cleora B. Howell. Billy Hugh Howell, Jr. and Gwynn D. Howell join in this instrument to convey any right, title and interest they may have heretofore had in said property. Billy Hugh Howell, Jr., Gwynn D. Howell and Juanita B. Howell constitute all of the next to kin and heirs at law of William H. (Billy H.) Howell, Sr., Deceased.

unimproved ( )
This is improved (X) property, known as 625 Old Hickory Boulevard, MAdison, TN 37115
(House Number) (Street) P. O. Address: (City or Town)

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, his *heirs and assigns, forever.*

And we *do covenant with the said* Grantee, his *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.*

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* Grantee, his *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness our *hand*s *this* 6th *day of* June, *19* 85, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Billy Hugh Howell Jr.
Gwynn D. Howell
Juanita B. Howell
Juanita B. Howell, Extrx. under the will of William H. Howell Sr. & Cleora B. Howell

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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* Juanita B. Howell, Executrix u/w of William (Billy H.) Howell and u/w Cleora B. Howell, Billy Hugh Howell and Gwynn D. Howell *the bargainor, 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* 6th *day of* June *, 19* 85.

Ann L. Black
Notary Public.

Commission Expires 7-17-88

STATE OF .....
COUNTY OF .....

Personally appeared before me, ... *, a Notary Public in and for said County and State, the within named* .....

.....

.....

the bargainor, with whom I am personally acquainted, and who acknowledged that .....
executed the within instrument for the purposes therein contained.

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

..... *, Notary Public.*

Commission Expires .....

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 .....

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WARRANTY DEED

FROM

Filbert J. Martocci, Jr.

TO

Juanita B. Howell, Executrix
et al

FELIX Z. MILLOW, II, REGISTER
DAVIDSON COUNTY, TN

JUN 10 9 16 AM '85

IDENTIF. REFERENCE

J. 1. 1 3 8 2

3159

Compliments of
Commonwealth Title Agency
of Nashville, Inc.
Suite 112 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

35000.00- CAMT
91.00 CSTAX
.50 PRFEE
12.00 WDEED
CHECK 103.50-
6159A06/10/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

J 1 1 3 8 2

IDENTIF. REFERENCES

JUN 10 9 16 AM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 142627