ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS:
CLIFFORD O. HOWARD, JR.	METROPOLITAN FEDERAL SAVINGS & LOAN	75-13
(NAME)	(NAME)	
3918 Bonnaford Dr.	618 GRASSMERE PARK	Par 193 1st
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Hermitage, Tn. 37076	NASHVILLE, TN. 37211	
(CITY) (STATE) (ZIP CODE)	(CITY) (STATE) (ZIP CODE)	

WARRANTY DEED

BOOK 6784 PAGE 228

For and in consideration of the sum of TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS DOLLARS

HEREBY ACKNOWLEDGED, I, CLIFFORD O. HOWARD, SR., SINGLE HEREINAFTER CALLED THE GRANTOR.

have bargained and sold, and by these presents do transfer and convey unto the said CLIFFORD O. HOWARD, JR., SINGLE

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in DAVIDSON County, State of Tennessee, described as follows:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 83, HERMITAGE HILLS SUBDIVISION, OF RECORD IN BOOK 2900, PAGES 48 AND 49, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AS FOLLOWS:

BEGINNING WITH A POINT IN THE NORTHWESTERLY MARGIN OF BONNAFORD DRIVE AT THE COMMON CORNER OF LOTS 82 AND 83; THENCE IN A NORTHWESTERLY DIRECTION 128.1 FEET TO A POINT; THENCE IN A NORTHEASTERLY DIRECTION 129.2 FEET TO A POINT IN THE SOUTHWESTERLY MARGIN OF BONNASPRING DRIVE AT THE COMMON CORNER OF LOTS NOS. 83 AND 84; THENCE WITH SAID MARGIN OF 77.0 FEET IN A SOUTHEASTERLY DIRECTION TO A POINT WHICH IS THE BEGINNING OF A CURVE; THENCE AROUND SAID CURVE 37.28 FEET IN A SOUTHEASTERLY DIRECTION TO A POINT IN THE NORTHWESTERLY MARGIN OF BONNAFORD DRIVE; THENCE WITH SAID MARGIN 83.92 FEET IN A SOUTHWESTERLY DIRECTION TO THE POINT OF BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO CLIFFORD O. HOWARD, SR. BY DEED FROM DAVID G. BROCK AND WIFE, DARLA B. BROCK AS OF RECORD IN BOOK 4907, PAGE 851, SAID REGISTER'S OFFICE.

THE GRANTEES HEREIN ASSUME AND PROMISE TO PAY AN OBLIGATION EVIDENCED BY AN INSTRUMENT OF RECORD IN BOOK 4256 , PAGE 220 , SAID REGISTER'S OFFICE.

THE ESCROW ACCOUNT AS IT RELATES TO THIS PROPERTY IS HEREBY TRANSFERRED TO THE GRANTEES, AS IS THE HAZARD INSURANCE.

unimproved ( )
This is improved (X) property, known as 3918 BONNAFORD DR.
(House Number) (Street)
HERMITAGE, TENNESSEE 37076
(P. O. Address) (City or Town) (Zip Code)

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 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 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.

Whenever 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 hands this 14th day of FEBRUARY, 19 86.

X Clifford O. Howard Sr
CLIFFORD O. HOWARD, SR.

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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 CLIFFORD O. HOWARD, SR., SINGLE

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

Witness my hand and official seal at NASHVILLE, TENNESSEE this _____ day of FEBRUARY, 19 86.

My commission expires 10.24.88 Notary Public _____

STATE OF TENNESSEE
COUNTY OF _____

Before me, _____, a Notary Public of the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged _____ to be the _____ and _____ respectively of _____, the within named bargainor, a corporation, and that _____ as such _____ and _____, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by the said _____ as _____ and attesting the same by the said _____ as _____.

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

_____ Notary Public

Commission expires _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer or value of property (whichever is greater) is $ 40,000.00
This is equal to or greater than the property would bring at a fair and voluntary sale.

x Clifford O. Howard Jr.

Sworn to and subscribed before me
this 14th day of FEBRUARY, 19 86.

My commission expires 10.24.88 Notary Public _____

This instrument was prepared by:

WILLIAM G. TRABER, ATTORNEY	107 DONELSON PIKE NASHVILLE, TENNESSEE 37214C
Name	Address

WARRANTY DEED

FROM

CLIFFORD O. HOWARD, JR., SINGLE

TO

CLIFFORD O. HOWARD, SR., SINGLE

Ticor Title Insurance Company
Public Square Building
344 4th Avenue North
NASHVILLE, TENNESSEE 37219

FELIX Z. DAVIS
DAVIDSON COUNTY, TN
REGISTER'S OFFICE
FEB 18 4 45 PM '86

IDENTIFICATION REFERENCE

76 1 4 1 9 5 7

Mail to:
William G. Traber
P. O. Box 140855
Nashville, Tenn. 37214

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

[illegible]

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

7.65 IDENTIFICATION REFERENCE

FEB 18 4 5 PM '86

FELIX Z. WILSON, II
DAVIDSON CO. REGISTER

No. 219812