ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
David Dwight Howell (NAME)	same (NAME)	086-07
208 Retreat Ct. West		Parcel #057
(STREET ADDRESS OR ROUTE NUMBER) Hermitage, TN 37076	(STREET ADDRESS)	
(CITY) (STATE) (ZIP CODE)	(CITY) (STATE) (ZIP CODE)	

WARRANTY DEED

For and in consideration of the sum of Ten Dollars ($10.00) and other good and valuable consideration DOLLARS

Auvergne d'Antignac, unmarried

have bargained and sold, and by these presents do transfer and convey unto the said David Dwight Howell and wife, Joan Ann Howell

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

Being Lot No. 41 on the plan of Phase I, Section Two, Jackson's Retreat, of record in Book 5200, pages 334 and 335, and amended in Book 5972, page 96, both in Register's Office for said County.

Said Lot No. 41 fronts 34.48 feet on the northeasterly margin of the cul-de-sac at the terminus of Retreat Ct. West and extends back 227.62 feet on the westerly line and 173.92 feet on the southeasterly line to a dead line in the rear, measuring 207.0 feet thereon.

Being the same property conveyed by Warranty Deed from Sunbelt Real Estate Investments to Auvergne d'Antignac, unmarried, dated August 2, 1985, and recorded in Book 6622, page 600, Register's Office for Davidson County.

The Grantee does hereby expressly assume the obligations resulting from the existing Deed of Trust executed by Auvergne d'Antignac, unmarried, to Leader Enterprises, Inc., Trustee, securing the repayment to Leader Federal Savings and Loan Association of record in Book 6622, page 595, R.O.D.C., of the sum of $69,078.00, and shall hold the Grantor harmless from any damages associated with Grantee's default of the terms of the Deed of Trust.

unimproved ( )
This is improved (X) property, known as 208 Retreat Court (House Number) (Street)
Nashville, TN 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 3rd day of May, 1986.

Auvergne d'Antignac

BOOK 6849 PAGE 982

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 Auvergne d'Antignac

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, this 3rd day of May, 1986.

My commission expires Nov. 1, 1987 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 day of , 19 .

Commission expires

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 76,874.49
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF May 1986.
Deputy Register

ry Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer or value of property (whichever is greater) is $ 76,874.49
This is equal to or greater than the property would bring at a fair and voluntary sale.

Sworn to and subscribed before me
this 3rd day of May, 1986.

My commission expires 4-17-88 Notary Public

This instrument was prepared by:

J. Rush Hicks, Jr., 1101 17th Ave. South, Nashville, TN 37212
Name Address

WARRANTY DEED

FROM Auvergne d'Antignac

TO David Dwight Howell and wife, Joan Ann Howell

96391

IDENTIFICATION REFERENCE

MAY 7 10 05 AM '86
FELIX A. WILSON JR. REGISTER
DAVIDSON COUNTY, TN

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

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 6849 PAGE 983

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			76874.49- CAMT. 199.54 CSTAX .50 PRFEE 6.00 WDEED	CHECK 206.44-
12ØCAC5/07/86 3AL			.00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

98391

IDENTIFICATION REFERENCE

MAY 7 10 05 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 245101