File 27

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Harlan P. Howard (NAME)	Empire of America Realty Credit Corp. (NAME)	132-1
4036 Russellwood Drive (STREET ADDRESS OR ROUTE NUMBER)	2 Empire Plaza, 100 Seneca St. (STREET ADDRESS)	Parcel 127
Nashville, TN 37204 (CITY) (STATE) (ZIP CODE)	Buffalo, New York 14203 (CITY) (STATE) (ZIP CODE)	

WARRANTY DEED

For and in consideration of the sum of One Hundred Nine Thousand and No/100---------- ----------($109,000.00)----------DOLLARS

BOOK 6901 PAGE 185

we, Anne K. Smith and husband, Clarence W. Smith,
have bargained and sold, and by these presents do transfer and convey unto the said
Harlan Perry Howard

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. 74 on the Map of Rolling Meadows Subdivision, as of record in Book 1424, pages 98 and 99, Register's Office for said County.

Said Lot fronts 109 feet on the easterly side of Russellwood Drive and runs back 189.2 feet on the northerly line and 188.5 feet on the southerly line to a dead line in the rear, measuring 109 feet thereon.

Being the same property conveyed to Anne K. Smith by deed from Brian G. Garrett and wife, Mary Jane Dewey Garrett, of record in Book 6033, page 92, Register's Office for Davidson County, Tennessee.

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN
JUN 27 11 07 AM '86

IDENTIFICATION REFERENCE

15134

unimproved ( )
This is improved (XX) property, known as 4036 Russellwood Drive
(House Number) (Street)
Nashville, TN 37204
(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 18th day of June, 19 86.

Anne K. Smith

Clarence W. Smith

BOOK 6901 PAGE 136

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 ANNE K. SMITH and husband, CLARENCE W. SMITH,

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 Nashville, Tennessee, this 18th day of June, 19 86.

My commission expires 1-10-90 Notary Public N Eddie Montgomery

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 $ 109,000.00
This is equal to or greater than the property would bring at a fair and voluntary sale.

Sworn to and subscribed before me
this 18th day of June, 19 86.

My commission expires 1-10-90 Notary Public N Eddie Montgomery

This instrument was prepared by:

CHARLES F. FRAZIER, Attorney, 300 James Robertson Pky., Nashville, TN 37201

Name | Address

PREPARED BY:
N. EDDIE MONTGOMERY, ATTORNEY
215 CENTERVIEW DRIVE, SUITE 150
BRENTWOOD, TN 37027

WARRANTY DEED

FROM

ANNE K. SMITH and husband,

CLARENCE W. SMITH

TO

HARLAN PERRY HOWARD

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 6901 PAGE 187

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

109000.00- CONT,
283.40 CSTAX
.50 PRFE
6.00 MORT
CHECK 237.90-
0932A06/27/86 BAL .91

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

15134

IDENTIFICATION REFERENCE

JUN 27 11 07 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 264394