BOOK 7077 PAGE 70

WARRANTY DEED

FROM: BOND & BOND BUILDERS, INC.

TO: ROBERT W. HOWSE and wife, AUDREY HOWSE

THIS INSTRUMENT PREPARED BY:
James L. Beckner, Esquire
Baker, Worthington, Crossley,
Stansberry & Woolf
Thirtieth Floor, L & C Tower
Nashville, Tennessee 37219

ADDRESS NEW OWNERS AS FOLLOWS: SEND TAX BILLS TO: MAP-PARCEL NUMBERS

		Map 59-10 Parcel 272
Robert W. & Audrey Howse	New Owner	Map 59-10, Parcel 273
(NAME)	(NAME)	
2300 Scott Avenue		
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee 37216	SAME	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is ~~$176,000.00~~ $15,000.00

Affiant

Subscribed and sworn to before me this the 18th day of December, 1986.

My commission expires: 7-18-87 (Affix seal) Pat Kelsey Notary Public

(FOR REGISTER'S USE)

FELIX E. WILSON II REGISTER
DAVIDSON COUNTY, TN
DEC 22 1 46 PM '86
IDENTIFICATION REFERENCE
7547G

FOR AND IN CONSIDERATION of the sum of TEN AND 00/100 ($10.00) DOLLARS and other good and valuable considerations, cash in hand paid by ROBERT W. HOWSE and wife, AUDREY HOWSE (the "Grantees" herein), the receipt whereof is hereby acknowledged, the undersigned Grantor, BOND & BOND BUILDERS, INC. ("Grantor" herein), has bargained and sold, and by these presents does transfer and convey unto the said Grantees, ROBERT W. HOWSE and wife, AUDREY HOWSE, their heirs, successors and assigns, certain real estate in Davidson County, State of Tennessee, being more particularly described as follows:

Land in Davidson County, Tennessee, being Lot Nos. 20 and 21 on the Plan of Haynes Manor, Section 7, of record in Book 6250, page 292, Register's Office for Davidson County, Tennessee, to which reference is made for a more complete description.

Being a portion of the same property conveyed to Bond & Bond Construction & Realty Co., Inc., by deed from Charlie Johnson and wife, Maggie T. Johnson, of record in Book 6914, page 364, Register's Office for Davidson County, Tennessee.

The legal description and the state of title of the property have been furnished to the draftsman by the Grantor, by third parties or from the record. The draftsman assumes no liability as to the accuracy thereof.

SUBJECT TO:

1. Taxes for 1986, a lien, now due and payable.

2. Subject to restrictions of record in Book 6632, page 656, Register's Office for Davidson County, Tennessee.

3. TVA Transmission Line Easement as described in instrument of record in Book 5092, page 315, Register's Office for Davidson County, Tennessee.

4. Sanitary Sewer Easement as described in instrument of record in Book 5092, page 315, Register's Office for Davidson County, Tennessee.

5. The Plan of record in Book 6250, page 292, Register's Office for Davidson County, Tennessee, shows an owner's certificate, minimum building setback lines and easements.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging to the said ROBERT W. HOWSE and wife, AUDREY HOWSE, their heirs, successors and assigns, forever.

And Grantor does covenant with the said Grantees, that it is lawfully seized and possessed of said real estate in fee simple; has a good right to convey it, and the same is unencumbered except as set out herein.

And Grantor does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the said real estate to the said ROBERT W. HOWSE and wife, AUDREY HOWSE, their heirs, successors and assigns, against the lawful claims of all persons whomsoever.

DATED as of this the 18 day of December, 1986.

BOND & BOND BUILDERS, INC.

By: John Bond
Title: Vice President

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me Pat Reavis, a notary public for the state and county aforesaid, John Bond, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Vice President of the maker or a constituent of the maker and is authorized by the maker, or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand and seal at office this 18th day of December, 1986.

Pat Reavis
Notary Public

My Commission Expires:

7-18-87

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

RECEIVED OF BOOK 7077 PAGE 73

FOR

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] CAMT.	
			42.00 CSTAX	
			.50 PRFE	
			9.00 WDS[illegible]	
			CHK X	51.50
			12/22/86 BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

7547.6

IDENTIFICATION REFERENCE

Dec 22 | 46 PM '86

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 25635