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

BOOK 7159 PAGE 640

ADDRESS NEW OWNER(S):	MORTGAGEE:	MAP AND PARCEL NOS .
SHEILA B. MATHIAS 9617 HIGHWAY 96 RT. # 4 FRANKLIN, TENNESSEE 37064	UNION PLANTERS NATIONAL BANK 3904 HILLSBORO ROAD NASHVILLE, TENNESSEE 37215	MAP 42-16 PARCELS 188 & 189

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, JUANITA B. HOWELL, EXECUTRIX, under the Will of Cleora B. Howell, Deceased, herereinafter referred to as " GRANTOR(S) ", has this day bargained and sold, and by these presents does hereby transfer and convey unto the said SHEILA B. MATHIAS, hereinafter referred to as " GRANTEE(S)" her heirs and assigns, certain real estate in Davidson County, Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of Grantor(s) in and to any easement and right-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (the " Property ").

This is unimproved property known as Parcels 188 & 189 Woodruff St., Madison, Tn .

TO HAVE AND HOLD the Property, with the appurtenances, estate, title and interest thereto belonging, to the said Grantee(s) her heirs and assigns forever, and I covenant with the Grantee(s), her heirs and assigns, that I am lawfully seized and possessed of the " Property " in fee simple, and have a good right to convey it, and that the same is unemcumbered except as set forth in Exhibit "B", which is attached hereto and incorporated herein.

Grantor(s) further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to the " Property " to Grantee(s), her heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, Grantor(s) has caused this Warranty Deed to be executed as of the 5th day of March, 1987.

Juanita B. Howell Extrx.
JUANITA B. HOWELL, EXECUTRIX
d/w OF CLEORA B. HOWELL, DECEASED

Juanita B. Howell
JUANITA B. HOWELL, INDIVIDUALLY

BILLY HUGH HOWELL, JR.

GWYNN D. HOWELL

03/06 264.50- CHECK

3E04

BOOK 7159 PAGE 641

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

I, We, hereby swear or affirm that, to the best of Affiant's knowledge and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $ 90,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Sheila B. Mathias
AFFIANT

Subscribed and sworn to before me this the 5th day of March, 1987.

Diana L Montgomery
NOTARY PUBLIC

MY COMMISSION EXPIRES: 11-12-89

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me the undersigned, a Notary Public in and for said State and County, the within named JUANITA B. HOWELL, EXECUTRIX, under the Will of Cleora B. Howell, Deceased, BILLY HUGH HOWELL, JR., AND GWYNN D. HOWELL, the Bargainor(s) with whom I am personally acquainted, and who acknowledged that ~~they~~ executed the within named instrument for the purposes therein contained.

WITNESS my hand and official seal at Madison, Tennessee, this the 5th day of March, 1987.

Diana L Montgomery
NOTARY PUBLIC

MY COMMISSION EXPIRES: 11-12-89

" EXHIBIT A " BOOK 7159 PAGE 642

TRACT NO. 1 :

Land in Davidson County, Tennessee, being the northerly 200 feet of Lot No. 31 on the Plan of the Douglas Levine Subdivision at Madison, Tennessee, as of record in Book 547, page 44, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 31 fronts 50 feet on the southerly side of Woodruff Street, and extends back between parallel lines 200 feet and does not include the southerly 100 feet of said lot.

Being the same property conveyed to Cleora B. Howell and Billy H. Howell by deed from Delno Ray of record in Book 4559, page 866, Register's Office for Davidson County, Tennessee. Cleora B. Howell died testate November 24, 1984, and by her Last Will and Testament of record in Will Book 149, page 558, Probate Court for Davidson County, Tennessee, Juanita B. Howell, Executrix is vested with full power to sell and convey the interest of the said Cleora B. Howell, deceased, in and to said property. Billy H. Howell died testate June 14, 1979, said Will being of record in the Register's Office for Davidson County, Tennessee, survived by his widow, Juanita B. Howell and his sons, Billy Hugh Howell, Jr., and Gwynn D. Howell as his sole heirs and next of kin and sole legatees and trust beneficiares under said Will, all being sui juris.

TRACT NO. 2 :

Land in Davidson County, Tennessee, being the northerly 200 feet of Lot No. 32 on the Plan of Douglas Levine Subdivision at Madison, Tennessee, as of record in Book 547, page 44, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 32 fronts 50 feet on the southerly side of Woodruff Street and extends back between parallel lines 200 feet and does not include the southerly 100 feet of said Lot No. 32.

Being the same property conveyed to George P. Howell et ux, Cleora Howell by deed from L.H. Ray et ux, Delno Ray of record in Book 967, page 350, Register's Office for Davidson County, Tennessee. George P. Howell predeased Cleora Howell. Cleora Howell died testate November 24, 1984, and by her Last Will and Testament of record in Will Book 149, page 558, Probate Court for Davidson County, Tennessee, Juanita B. Howell, Executrix is vested with full power to sell and convey said property.

The said Cleora Howell adn Cleora B. Howell was one and the same person.

Billy Hugh Howell, Jr., and Gwynn D. Howell join in this conveyance for the purposes of conveying any and all right, title and interest they have heretofore have had in said property.

" EXHIBIT B "

This conveyance is subject to the following:

1. The Plan of record in Book 547, page 44, said Register's Office.

2. 1987 Real Property Taxes and Real Property Taxes for future years.

01212
IDENTIFICATION REFERENCE
MAR 6 12 47 PM '87
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN
MAIL CHK

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

RECEIVED OF _____

FOR _____

BOOK 7159 PAGE 644

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

90[illegible].00- CAMT.
252.00 COTAX
.50 PRFEE
12.00 WDFEE
CHECK 264.50-
0004AB3/06/87 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

01212

IDENTIFICATION REFERENCE

MAR 6 12 47 PM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 53998