Box 20

ADDRESS NEW OWNERS	SEND TAX BILLS TO	MAP-PAR NO.
J. C. Howard and wife, Jean H. Howard 116 38th Avenue North Nashville, TN 37215	J.C. Howard P.O. Box 158095 Nashville, Tn 37215	104-5 32 25W07875

WARRANTY DEED BOOK 7476 PAGE 682

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantee(s) and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Bobby L. Teal and wife, Doris Teal**, have bargained and sold, and by these presents do transfer and convey unto the said **J.C. Howard and wife, Jean H. 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. 120 on the Plan of West Grove Subdivision, as of record in Book 421, Page 109, Register's Office for said county.

Said Lot No. 120 fronts 50 feet on the east side of 38th Avenue North, and extends back 160 feet on the north line and 160 feet on the south line to a dead line measuring 50 feet thereon.

Being the same property conveyed to Bobby L. Teal and wife, Doris Teal by deed from Teal Construction Company, Inc., as of record in Book 6090, Page 589, said Register's Office.

9937 02/25 0101 03CHECK 199.70

This conveyance is subject to all restrictions, easements and plats of record in Register's Office for said County.

This is improved property, known as: **116 38th Avenue North, Nashville, TN 37215**

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 24 day of February, 1988.

Bobby L. Teal

Bobby L. Teal

Doris Teal

Doris Teal

0157.1

IDENTIFICATION REFERENCE

FEB 25 12 22 PM '88

DAVIDSON COUNTY, TN

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 Bobby L. Teal and wife, Doris Teal, 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 24th day of February, 1988.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 7-17-88

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or true value, whichever is greater, for this transfer is $69,000.00.

AFFIANT

SWORN TO AND SUBSCRIBED BEFORE ME THIS 24 DAY OF February, 1988.

NOTARY PUBLIC

MY COMMISSION EXPIRES:
7-17-88

This instrument was prepared by:

Rick M. Johnson, 3221 Nolensville Road, Nashville, Tennessee 37211

(615) 833-5858

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7476 PAGE 684

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TAX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TAX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL
				CAMT 69000.00
				CON TX 193.20
				PRFEE 0.50
				WDEED 6.00
				TOTAL 199.70
				CHECK 199.70
02/25/88	01			12:26 0001 9937

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0 7:5 7: 1

IDENTIFT REFERENCE

FEB 25 12 22 PM '88

DAVIDSON COUNTY, TN

No. 64674