BOOK 7552 PAGE 80 FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 130,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF May, 1988

Notary Public

MY COMMISSION EXPIRES: 9-9-89

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Morton B. Howell, Court Square Building, 300 James Robertson Parkway, Nashville, TN 37201
NAME ADDRESS

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Henry E. McCall (NAME) | Same (NAME) | 104-10-99 |
| 316 Fairfax Avenue (STREET ADDRESS OR ROUTE NUMBER) | (STREET ADDRESS) | |
| Nashville, TN 37212 (CITY) (STATE) (P. O. ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, I, Morton B. Howell

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Henry E. McCall

HEREINAFTER CALLED THE GRANTEES, ~~THEIR~~ His HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

BEING Lot No. 54 of the Plan of Bransford Realty Company's West End Heights Subdivision, as of record in book 332, pages 124 and 125, Register's Office for said County. Said Lot No. 54 fronts 60 feet on the northeasterly side of Fairfax Avenue and runs back between parallel lines, 195 feet to an alley.

Being the same property conveyed to Morton B. Howell, Jr. and wife, Nancy W. Howell, by warranty deed from Isabel Howell, of record in Book 4162, Page 614, Register's Office for Davidson County, Tennessee, and by quitclaim from Nancy W. Howell to Morton B. Howell, dated 28 May, 1981, of record in Book 5750, Page 378, Register's Office for Davidson County, Tennessee.

Nancy W. Howell, spouse of the Grantor, joins in this conveyance for the purpose of releasing and relinquishing any and all rights which she may have arising out of the marital relation, but not further or otherwise.

It is expressly understood between Grantor and Grantee that Grantor has made no representation or warranty to Grantee relating to the physical condition of the premises herein conveyed, including the improvements existing thereon, but that Grantee, or his representatives, has inspected same, and accepts same in its present condition, and without reservation of any kind.

This property is unencumbered save for Metro taxes for the current year, which are a lien, but not yet due and payable, which have been prorated and are assumed by the Grantee.

This is ( ) unimproved ( X ) improved property, known as 316 Fairfax Avenue., Nashville, TN 37212
(House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

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. Wherever 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 24th day of May, 19 88

Morton B Howell

Nancy W. Howell

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Morton B. Howell and wife, Nancy W. Howell,

the bargainors, with whom I am personally acquainted, 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 May 19 88.

Commission expires 9-9-89

Joan T. Allen
Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (his oath) (their several oaths) acknowledged (himself) (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he) (they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19__.

My commission expires _____

_____
Notary Public

WARRANTY DEED

FROM

TO

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

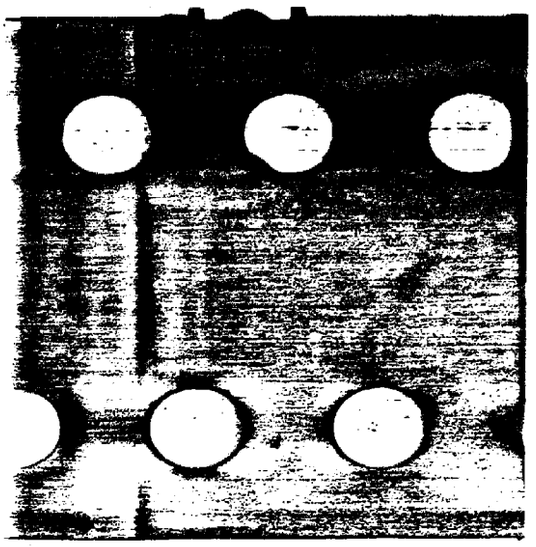
33266

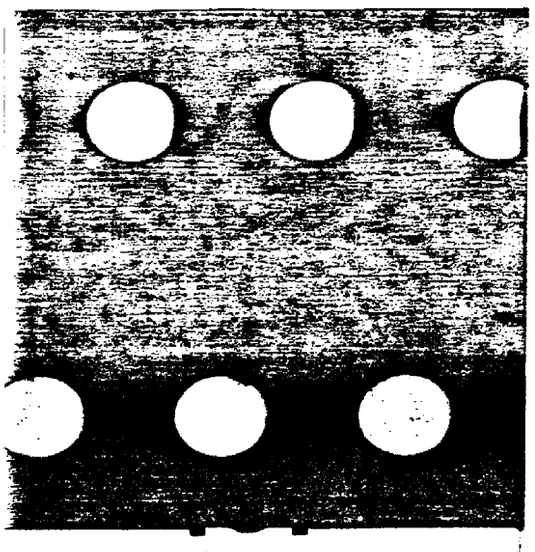
IDENTIFICATION REFERENCE

MAY 24 3 37 PM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

0365 05/24 0101 03CHECK 370.50





**OFFICIAL RECEIPT**

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

RECEIVED OF _____

FOR _____

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| | | |
|---|---|---|
| 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 130000.00
CON TX 364.00
PRFEE 0.50
WDEED 6.00
TOTAL 370.50
CHECK 370.50

05/24/88 01 15:39 0001 0365

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

33266

IDENTIFICATION REFERENCE

MAY 24 3 37 PM '88

FELIX Z. WILSON IT REGISTER
DAVIDSON COUNTY, TN

**No.** 94526