BOOK 7738 PAGE 669

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 43,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF December 1988

Notary Public

MY COMMISSION EXPIRES: 7-9-89

(AFFIX SEAL)

FILE BOX 24

THIS INSTRUMENT WAS PREPARED BY
Harold Reeves, Attorney 640 Spence Lane Nashville, TN 37217

NAME		ADDRESS
ADDRESS NEW OWNER(S) AS FOLLOWS	MORTGAGEE OR PERSON RESPONSIBLE FOR PAYMENT OF TAXES	MAP-PARCEL NUMBERS
Carvell H. Brewington and Lucretia L. Scott (NAME)	Same (NAME)	Map 83-5
907 North 12th Street (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Par. 242
Nashville, TN 37206 (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. Clifford O. Howard, Sr., unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Carvell H. Brewington and Lucretia L. Scott, tenants in common with right of survivorship

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

BEING the southerly 47.6 feet of Lot No. 11 in the Subdivision of the Lands of Mrs. W. F. Todd, in the former 18th Civil District of Davidson County, Tennessee, a plan of which is of record in Book 161, page 100, Register's Office for Davidson County, Tennessee.

SAID southerly part of Lot No. 11, hereby conveyed, fronts 47.6 feet on the easterly side of Twelfth Street, formerly Todd Street, and extends back between parallel lines 210 feet to an alley.

BEING the same property conveyed to Clifford O. Howard, Sr. by deed from Myrtle Ray, Executrix for the Estate of Woodrow (Woody) McGlasson, deceased, of record in Book 7447, page 844, Register's Office for Davidson County, Tennessee.

This conveyance subject to such easements, setback lines and Restrictive Covenants of record in Register's Office for Davidson County, Tennessee.

Taxes for 1988 have been pro-rated and paid.

97448

IDENTIFICATION REFERENCE

Dec 29 11 54 AM '88

FELIX Z. WILSON JR REGISTER DAVIDSON COUNTY, TN

2177 12/29 0101 03CHECK 148.40

unimproved ( )
This is improved (X) property, known as 907 North 12th Street, Nashville, TN
(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 Whereever 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 my hand this 16th day of December, 1988

Clifford O. Howard, Sr.

STATE OF TENNESSEE }
Davidson COUNTY }

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Personally appeared before me, Clifford O. Howard, Sr.
(Name of natural person executing the instrument)

with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that __he__ executed the within instrument for the purposes therein contained. Witness my hand, at office, this 16th day of December 19 88.

My Commission Expires 7-9-89

Notary Public

(AFFIX SEAL)

_____ STATE OF TENNESSEE }
_____ COUNTY }

Personally appeared before me, _____
(Name of officer) (Offical capacity of officer)

with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that __he__ executed the within instrument for the purposes therein contained, and who further acknowledged that __ he__ is the

_____
("attorney-in-fact" or "president" or "general partner")

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, at office, this _____ day of _____ 19_____.

My Commission Expires _____

Notary Public

(AFFIX SEAL)

WARRANTY DEED

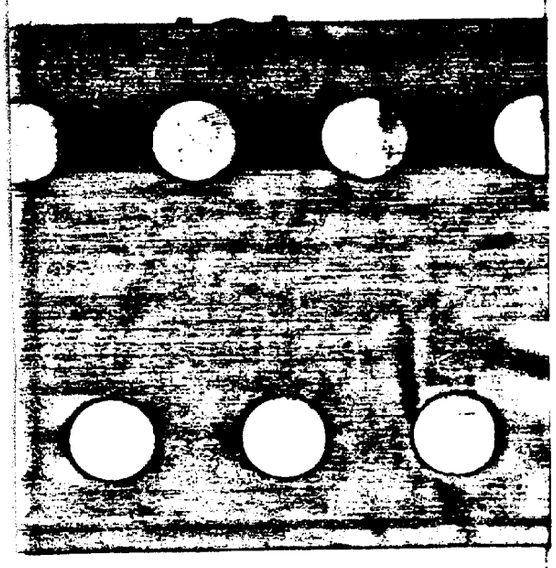
FROM
Clifford O. Howard, Sr.

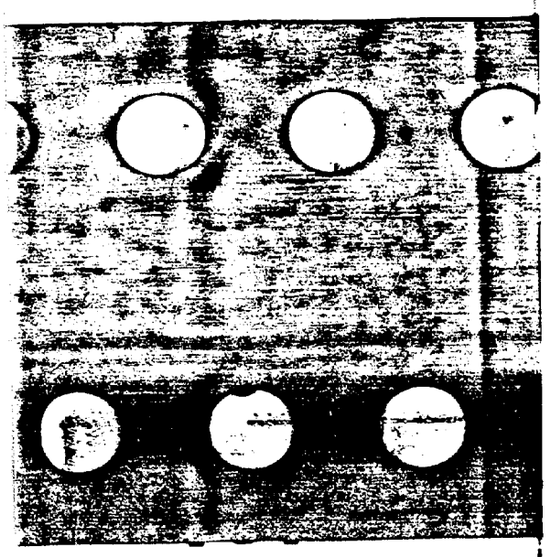
TO
Carvell H. Brewington and
Lucretia L. Scott

This form compliments of:

title escrow, inc.

suite 218
640 spence lane
nashville, tennessee 37217
615-361-6679





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 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

CAMT 43000.00
CON TX 141.90
PRFEE 0.50
WDEED 6.00
TOTAL 148.40
CHECK 148.40

12/29/88 01 10:56 0001 2177

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

9.7.448.

IDENTIFICATION REFERENCE

DEC 29 10 56 AM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 168300