NAME AND ADDRESS OF NEW OWNER:
Mr. and Mrs. Brack Howse
6017 Baker Road
Murfreesboro, TN, 37129

This Instrument Prepared By:
ROGERS & TRAIL
J. Mark Rogers, 5672
119 East Main Street
Murfreesboro, TN 37130

SEND TAX NOTICES TO:
Mr. and Mrs. Brack Howse
6017 Baker Road
Murfreesboro, TN, 37129

NAME OF MORTGAGE HOLDER:
None

MAP 81-15
Par 214 Tel

WARRANTY DEED BOOK 8057 PAGE 791

FOR AND IN CONSIDERATION of THE LOVE AND AFFECTION WHICH I HAVE FOR MY SON-IN-LAW AND DAUGHTER, AND ONE DOLLAR ($1.00) CASH IN HAND PAID, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, I, the undersigned, MARY HARRIET BEARD, a widow, have bargained and sold and do hereby transfer and convey unto BRACK HOWSE and wife, MATTIE L. HOWSE, their heirs and assigns, forever, that certain tract of land located in Davidson County, Tennessee, and being further described as follows, to-wit:

BEING the easterly 42 feet of Lot No. 377 on the Plan of McGavock, Wetmore and Other's Second Addition to Nashville, called the addition to the Town of McGavock, as of record in Book 21, Page 41, Register's Office for said Davidson County, Tennessee. Said part of Lot No. 377 fronts 42 feet on the northerly side of Cockrill Street and runs back between parallel lines with the westerly margin of an alley, 100 feet to a dead line.

Deed Reference:
BEING the same property conveyed to Eugene Harris and wife, Amanda Harris, by Installment Deed from Sam Wolf and wife, Esther Wolf, and Jesse Wolf (unmarried), dated November 1, 1940, of record at Deed Book 1169, Page 268, Register's Office of Davidson County, Tennessee. Eugene Harris died intestate in Davidson County, Tennessee, on April 5, 1966, leaving Armanda Harris (one and the same as Amanda Harris) as his spouse and sole surviving heir at law. Armanda Harris died intestate in Davidson County, Tennessee, on November 4, 1972, leaving Andrew W. Beard as her brother and sole surviving heir at law. Andrew W. Beard died testate in Rutherford County, Tennessee, on January 12, 1990. Pursuant to the terms and provisions of the Last Will and Testament of Andrew W. Beard, of record at Will Book 21, Page 344-345, Office of the County Court Clerk for Rutherford County, Tennessee, his wife, Mary Harriet Beard, was the sole beneficiary of his estate and inherited the above described tract or parcel of real property.

This conveyance is made subject to all restrictive covenants, easements and setback lines that are applicable to the above-described property and of record; and to all zoning and subdivision restrictions of any appropriate governmental body.

LAW OFFICES OF
ROGERS & TRAIL
119 EAST MAIN STREET
MURFREESBORO, TN 37130
(615) 890-1977

TO HAVE AND TO HOLD said real estate, together with all the appurtenances, estate and title thereunto belonging, unto the said Grantees, their heirs and assigns, forever.

I covenant with the said Grantees that I am lawfully seized and possessed of said real estate, that I have a good right to convey the same and that it is unencumbered except for the lien of the 1990 real property taxes which have been assumed and will be paid by the Grantees when due.

BOOK 8057 PAGE 792

I further covenant and bind myself, my heirs and representatives, forever to warrant and defend the title to said real estate unto said Grantees their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY HAND, this the 2nd day of March, 1990.

MARY HARRIET BEARD

STATE OF TENNESSEE)
: SS:
COUNT OF RUTHERFORD)

Personally appeared before me, J. MARK ROGERS, a Notary Public of the state and county aforesaid, MARY HARRIET BEARD, with whom I am personally acquainted, and who acknowledged that she executed the within WARRANTY DEED for the purposes therein contained.

WITNESS MY HAND, at office this the 2nd day of March, 1990.

NOTARY PUBLIC

My Commission Expires: 11/27/90

* * * * *

STATE OF TENNESSEE)
: SS:
COUNTY OF RUTHERFORD)

I hereby swear or affirm that the actual consideration for this transfer, or value of the property transferred, whichever is greater, is $25,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

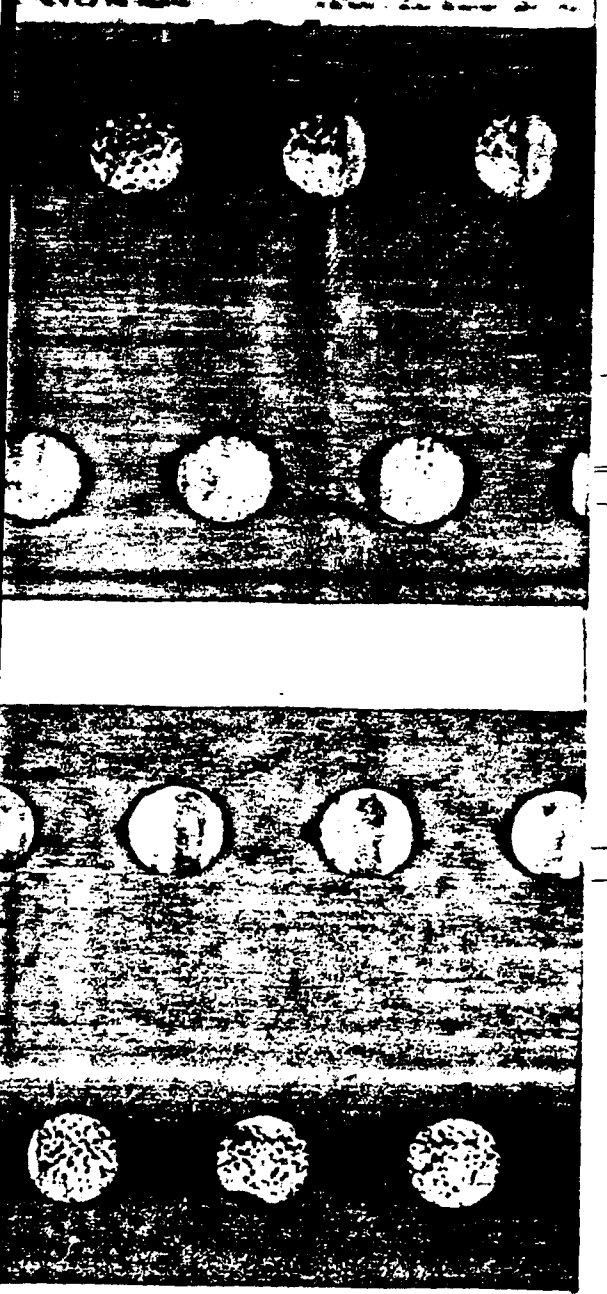
Sworn to and subscribed before me, this the 2nd day of March, 1990.

J. MARK ROGERS

My Commission Expires: 11/27/90

IDENTIF. REFERENCE
MAR 5 4 05 PM '90
DAVIDSON COUNTY TN.
9471 03/05 0101 03CHECK 89.5

08263



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

RECEIVED OF _____

FOR _____

BOOK 8057 PAGE 793

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 25000.00
CON TX 82.50
PRFEE 1.00
MDEED 6.00
TOTAL 89.50
CHECK 89.50

03/05/90 01 13:58 0001 9471

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

08263

IDENTIF. REFERENCE

MAR 5 1 56 PM '90

DAVIDSON COUNTY TN

No. 297977