THIS INSTRUMENT PREPARED BY:
STEWART & BLACK, ATTORNEYS
Mail: 333 SOUTH GALLATIN ROAD
MADISON, TN 37115

BOOK 8058 PAGE 279

ADDRESS NEW OWNER:

KENNY RAY HOWELL, UNMARRIED
417 IDLEWILD AVENUE
MADISON, TN 37115

MAP/PARCEL NUMBER:

MAP 52-1
PARCEL 15

9644 03/06 0101 03CHECK 156.85

SEND TAX BILLS TO:
SAME

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $44,500.00.

Kenny Ray Howell
AFFIANT

Subscribed and sworn to me, this the 2ND day of MARCH, 1990.

Notary Public
My commission expires: 5-14-92

08423

IDENTIF. TREFERENCE

Mar 6 9 11 AM '90

DAVIDSON COUNTY TN.

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN AND no/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable considerations, the receipt and sufficiency of which are hereby expressly acknowledged, WE, DAVID M. EDGIN ET UX, MARY E. EDGIN, hereinafter referred to as GRANTORS, have this day bargained and sold, and do hereby transfer and convey unto the said KENNY RAY HOWELL, UNMARRIED, hereinafter referred to as GRANTEE, HIS successors, 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 GRANTORS in and to any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (the "Property").

This conveyance of the "Property", and all covenants and warranties contained herein, are made expressly subject to the exceptions and other matters set forth in Exhibit "B", which is attached hereto and incorporated herein by reference.

This is improved property known as 417 IDLEWILD AVENUE, MADISON, TN 37115.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said GRANTEE, HIS successors, heirs and assigns forever, WE covenant

that WE ARE lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered except to the extent otherwise set forth in Exhibit "B" hereto.

WE further covenant and bind OURSELVES and OUR heirs and representatives, to warrant and forever defend the title to said GRANTEE, HIS successors, heirs and assigns, against the lawful claims of all persons.

WITNESS OUR hands this 2ND day of MARCH, 1990.

David M. Edgin
DAVID M. EDGIN

Mary E. Edgin
MARY E. EDGIN

STATE OF TENNESSEE :

COUNTY OF DAVIDSON :

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DAVID M. EDGIN ET UX, MARY E. EDGIN, the within named bargainor, with whom I am personally acquainted (or who proved TO ME upon satisfactory evidence), and who acknowledged that THEY executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at MADISON, Tennessee, on this the 2ND day of MARCH, 1990.

Notary Public
notary public

My commission expires: 5-11-92

EXHIBIT 'A'

BEING Lot No. 1 of Block "G" on the Map of Crittenden Estates, as of record in Book 974, page 69, Register's Office for said County.

Said Lot No. 1 fronts 56 feet on the east side of Idlewild Avenue and runs back between lines, 138.7 feet on the north line and 138.8 feet, more or less, on the south line, to a dead line in the rear on which it measures 56 feet, save and except a triangle taken out of the southwest corner of said lot for a curve at the intersection of Harris Street and Idlewild Avenue, the distance around said curve not being shown on said plan.

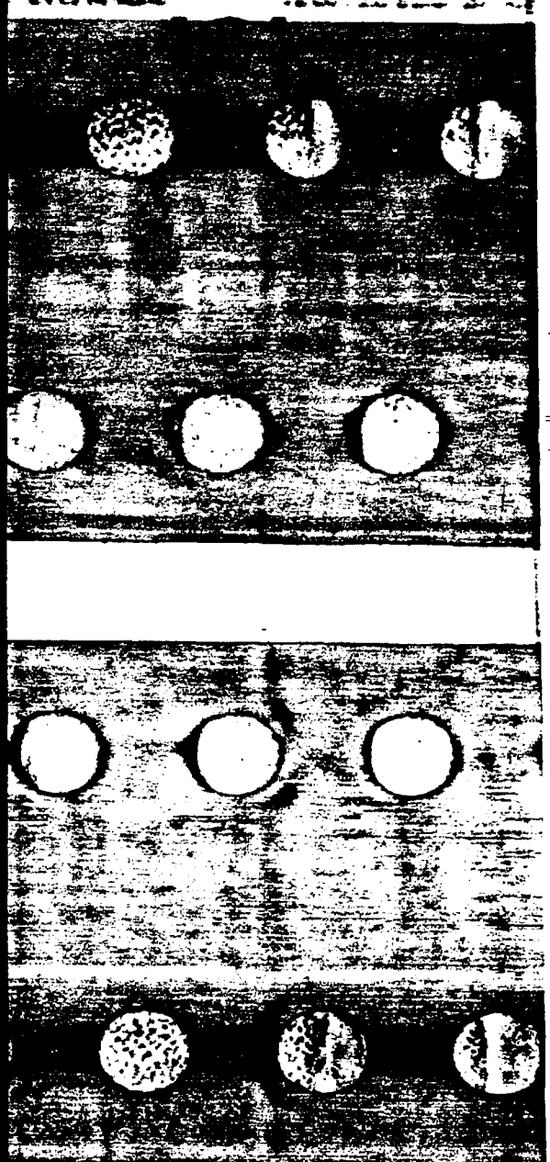
Being the same property conveyed to David M. Edgin et ux, Mary E. Edgin, by Warranty Deed from Zera A. Edgin, of record in Book 7957, page 568, and re-recorded in Book 7962, page 551, Register's Office for Davidson County, Tennessee.

EXHIBIT 'B'

1. Real property taxes for 1990 and all future years.

2. Plat of record in Book 974, page 69, Register's Office for Davidson County, Tennessee, which includes a 30 foot minimum building setback line from Idlewild Avenue and a 10 foot public utility and drainage easement along the rear of the lot.

3. Restrictions of record in Book 1129, page 521, said Register's Office.



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 44500.00
CON TX 146.85
PRFEE 1.00
WDEED 9.00
TOTAL 156.85
CHECK 156.85

03/06/90 01 09:11 0001 9644

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

08423

IDENTIF. TREFERENCE

MAR 6 9 12 AM '90

DAVIDSON COUNTY TN.

No. 298146