BOOK 8234 PAGE 529

WARRANTY DEED

This instrument was prepared by:
SCHULMAN, LeROY & BENNETT, P.C.
P. O. Box 2707
Nashville, Tennessee 37219

ADDRESS OF NEW OWNER(S):	SEND TAX BILLS TO:	MAP-PARCEL NO:
Tyrone Lee Howse and wife, Vernell W. Howse	[redacted] 3931 Hydesdale Lane Nashville, TN 37218	072-03-257

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $69,700.00

Tyrone Lee Howse
Affiant

Subscribed and sworn to before me this 9th day of November, 1990.

Bonnie Lee Bennett
Notary Public

My Commission Expires:
March 26, 1994

For and in consideration of a promissory note being executed by the grantees contemporaneously herewith and cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, June A. Caudle, Executrix of the Estate of Harold C. Caudle, hereinafter referred to as Grantor, have bargained and sold, and by these presents do transfer and convey unto Tyrone Lee Howse and wife, Vernell W. Howse, hereinafter referred to as Grantees, their heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being Lot No. 5 and the easterly part of Lot No. 4 of Block "A" on the plan of Inglewood Golf Club Subdivision, as of record in Book 843, Page 65, Register's Office for said County.

Beginning on the southerly margin of Golf Club Land at a point 19.15 feet east of the corner of Lots Nos. 3 and 4; thence with said Lane, eastwardly 102.55 feet to the corner of Lots Nos. 5 and 6; thence with the line between two said lots, southwardly 163.6 feet to the common corner of Lots Nos. 5, 6, 43 and 44; thence with the northerly line of Lots Nos. 44 and 45, westwardly 69.58 feet to a point 9.32 feet west of the corner of Lots Nos. 4 and 5; thence northwardly 156.5 feet, more or less, to the beginning.

Being the same property conveyed to Harold C. Caudle, by deed from Ethel C. Castro of record in Book 5821, page 291, who subsequently died, leaving a will in Will Book 169, page 150, in which he vest the power in his Executrix to sell any and all property comprising his estate at the time of his death.

This instrument is made subject to an Easement to Metro Government for sewer and/or storm drainage of record in Book 4868, page 664, said Register's Office and to all applicable local government planning, building and zoning regulations.

This is improved property, known as 3510 Golf Street, Nashville, Davidson County, Tennessee.

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, successors and assigns forever, and I do covenant with the said Grantees that I am seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, except for a promissory note in the sum of Thirty-six Thousand Two Hundred Sixty and 84/100 ($36,260.84) owed to First American Bank of Nashville, N.A. and secured by a deed of trust of record in Book 5968, page 63, Register's Office for Davidson County, Tennessee. The Grantor remains liable on said note, and agrees in the event of its default thereon, for the grantees to make payments directly to First American Bank of Nashville, N.A. by paying to First American Bank of Nashville, N.A. the monthly sum owed by the grantees to the Grantor pursuant to their promissory note executed contemporaneously herewith.

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

WITNESS my hand this 6th day of November, 1990.

June A. Caudle

June A. Caudle, Executrix for
the Estate of Harold C. Caudle

5760 11/09 0101 03CHECK 237.01

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 6th day of November, 1990, before me personally appeared June A. Caudle. to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that she executed the same as her free act and deed.

Witness my hand and seal, at office in Nashville, Davidson County, Tennessee, this 6th day of November, 1990.

Notary Public

NOTARY PUBLIC

My Commission Expires:

March 26, 1994

7.1.282

IDENTIF. REFERENCE

Nov 9 9 18 AM '90

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

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 69700.00
CON TX 230.01
PRFEE 1.00
RECORD 6.00
TOTAL 237.01
CHECK 237.01

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

11/09/90 01 09:18 0001 5760

7.1.282

IDENTIF. TREFERENCE

Nov 9 9 18 AM '90

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 371809