PREPARED BY (AND RETURN TO):
WILKINS & IVEY, Attorneys
2405 Crestmoor Road; P.O. Box 150157
Nashville, Tennessee 37215-0157

W & I Ref. (jcb) (Title No: 30522)

PETTY WILKINS NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

State of Tennessee
County of Davidson
The actual consideration or value, whichever is greater, for this transfer is: $115,000.00

Robert D. Howard
Affiant

Sworn and subscribed before me this 9th day of November, 1990.

Notary Public

My Comm. Expires: 9/24/92

ADDRESS NEW OWNER:
Robert Howard
1626 South Observatory Drive
Nashville, TN 37215

MORTGAGEE:
NONE

MAP-PARCEL NUMBERS
117-15-108/16DA-23045

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Debra Schwartz, Phran Schwartz, and Joseph C. Galante** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Robert Howard and spouse, Jacquelyn Howard,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

LAND in Davidson County, Tennessee, being Lot No. 141 on the plan of Green Hills Subdivision, Section 1, of record in Book 547, page 128, Register's Office for said County.

SAID Lot No. 41 fronts 75 feet on the northerly margin of Observatory Drive and extends back between parallel lines, 150 feet to a dead line.

BEING the same property conveyed to Debra Schwartz, Phran Schwartz, and Joseph C. Galante by deed from Harvey Floyd and wife, Virginia A. Floyd of record in Book 7376, page 381, Register's Office for Davidson County, Tennessee.

The property herein conveyed is subject to the matters set forth in the above referenced plan of record.

This instrument is executed on behalf of Debra Schwartz, Phran Schwartz, and Joseph C. Galante by Michael Vaden as Attorney in Fact pursuant to a Power of Attorney being recorded concurrently herewith. The affidavit of said Attorney in Fact is attached as "Exhibit A" to or on this instrument and incorporated herein by reference.

6429 11/13 0101 03CHECK 386.50

71835

IDENTIF. TREFERENCE

Nov 13 9 59 AM '90

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

This is improved property, known as: 1626 South Observatory Drive, Nashville, TN 37215

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 9th day of November, 1990.

Debra Schwartz BY: Michael Vaden, Atty. in Fact

Phran Schwartz BY: Michael Vaden, Atty. in Fact

Joseph C. Galante BY: Michael Vaden, Atty. in Fact

W & I: 12/89

EXHIBIT "A"
To
WARRANTY DEED

FROM: Debra Schwartz, et al

TO: Robert Howard and Jacquelyn Howard

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Michael Vaden**, with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument on behalf of **Debra Schwartz, Phran Schwartz, and Joseph C. Galante**, as Attorney-in-Fact, as the free act and deed of the said Principal.

Witness my hand and official seal at Nashville, Tennessee, this the 9th day of November, 1990.

PERRY WILKINS, JR. NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

Notary Public

My Commission Expires: 9/24/92

State of Tennessee
County of Davidson

A F F I D A V I T

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited was executed by the undersigned as attorney-in-fact for the principal thereon shown.

2. That the execution is proper and within the scope of the power-of-attorney referenced in the instrument.

3. That at the time of execution of said document the Affiant had no knowledge or notice of the termination of the power-of-attorney, either by revocation or by the principal's death, disability, or incapacity.

Further the Affiant Saith not.

References to the singular include the plural, when applicable.

Michael Vaden, Affiant

Sworn to and subscribed before me this
9th day of November, 1990.

PERRY WILKINS, JR. NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

Notary Public

My Commission Expires: 9/24/92

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8235 PAGE 912

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 115000.00
CON TX 379.50
PRFEE 1.00
WDEED 6.00
TOTAL 386.50
CHECK 386.50

11/13/90 01 09:59 0001 6429

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

7 1 8 3 5

IDENTIF. TREFERENCE

Nov 13 9 59 AM '90

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 372468