This Instrument Prepared By:
JOHN T. GWIN, ATTORNEY AT LAW
2232 North Mt. Juliet Road
Post Office Box 888
Mt. Juliet, TN 37122

BOOK 8368 PAGE 138

ADDRESS NEW OWNER:
Daniel A. Howell, etux et al
2408 Trammel Lane
Lebanon, Tennessee 37087

SEND TAX BILL:
To Owner

MORTGAGEE:
First Bank & Trust
1691 N. Mt. Juliet Road
Mt. Juliet, Tennessee 37122

MAP AND PARCEL:
MAP 107-4
GROUP
PARCEL 28.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, Edwin Nelson, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto Daniel A. Howell and wife, Bessie M. Howell as to a one-half undivided interest; and Daniel K. Howell and wife, Johnnie Marie Howell, as to a one-half undivided interest; hereinafter collectively 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:

> Land in Davidson County, Tennessee, being Lot No. 45 on the Plan of Larkwood, as of record in Book 2900, page 144, Register's Office for said County, and to which Plat reference is here made for a more complete and detailed description of said lot.
>
> Being the same property conveyed to Edwin Nelson and wife, Velma I. Nelson, by deed from Harold E. Stewart and wife, Virginia I. Stewart dated September 18, 1968, as of record in Book 4278, page 758, Register's Office for Davidson County, Tennessee. The said Velma I. Nelson has since died. Barbara Seals Nelson, current spouse of Grantor, joins in this conveyance to transfer any rights she may have in the subject property.

This is improved property known as 555 Lockwood Drive, Nashville, TN 37214.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to restrictive covenants of record in Book 3186, page 181; and in Book 3339, page 363, Register's Office for Davidson County, Tennessee; and subject to all of the facts, conditions and limitations shown on the Plat of record in Plat Book 2900, page 144, said Register's Office, including a 30 foot minimum building setback line from Lockwood Drive; and a 10 foot easement for public utilities and drainage along the rear and northerly lines of said lot.

Real property taxes for 1991 have been settled between the parties, and are the responsibility of Grantees.

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 I, Edwin Nelson, do covenant with the said Grantees that I am 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 I do further covenant and bind myself, my 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. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this the 24th day of May, 1991.

20027

JUN 6 10 36 AM '91

MAIL ENV.

Edwin Nelson

Edwin Nelson

Barbara Seals Nelson

Barbara Seals Nelson

STATE OF TENNESSEE)
COUNTY OF WILSON)

1244 06/06 0101 03CHECK 150.55

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Edwin Nelson and Barbara Seals Nelson, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained. Witness my hand and official seal at Mt. Juliet, Tennessee, this the 24th day of May, 1991.

Patricia M. Gwin

NOTARY PUBLIC

PATRICIA M. GWIN NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires: March 13, 1993

STATE OF TENNESSEE)
COUNTY OF WILSON)

The actual value or consideration, whichever is greater, for this transfer is $ 43,550.00.

AFFIANT

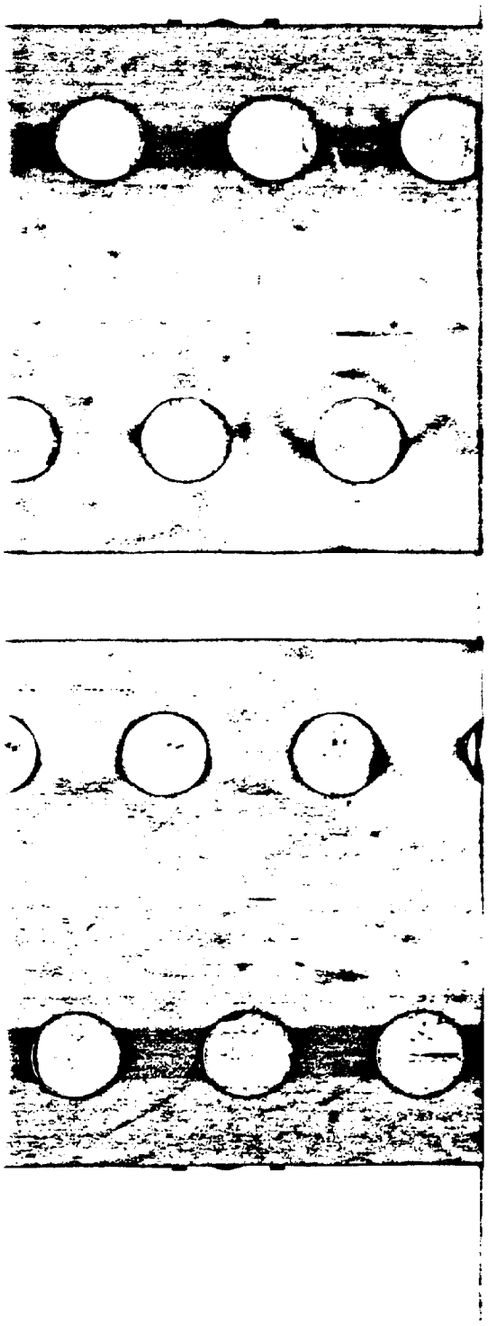
Subscribed and sworn to before me this 24th day of May, 1991.

Patricia M. Gwin

NOTARY PUBLIC

My Commission Expires: March 13, 1993

PATRICIA M. GWIN NOTARY PUBLIC AT LARGE STATE OF TENNESSEE



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	43550.00
CON TX	143.55
PRFEE	1.00
WDEED	6.00
TOTAL	150.55
CHECK	150.55

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 06 10:38 0001 1244

200027

IDENTIFICATION REFERENCE

JUN 6 10 36 AM '91

No. 428317