This instrument prepared by:
Christian A. Horsnell, Esq.
Wyatt, Tarrant, Combs, Gilbert & Milom
29 Music Square East
Nashville, Tennessee 37203.

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WARRANTY DEED

Address New Owner(s)	Send Tax Bills To	Map-Parcel
Tanya Burton 17 Trimble Street Nashville, TN 37210	Owner	Map 105-04 Parcel 37

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, I, Ernest Howard, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto Tanya Burton, hereinafter called the Grantee, her 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 the westerly 37-1/2 feet of Lot No. 113 in Trimble's First Addition to South Nashville, a plan of which is of record in Book 19, page 220, Register's Office for Davidson County, Tennessee.
>
> Said part of Lot No. 113 fronts 37-1/2 feet on the southerly side of Trimble Street, formerly the Old Murfreesboro Road, and runs back between parallel lines 160 feet to an alley.
>
> Being the same property conveyed to Virginia Greene Howard by deed from Leon Gilbert of record in Book 2013, page 550, Register's Office for said county. The said Virginia Greene Howard having since died intestate on October 9, 1982, leaving Ernest Howard as her sole heir at law, as evidenced by the records of the Probate Court of Davidson County, Tennessee.

This conveyance is subject to all easements and restrictions of record and 1991 real property taxes, which have been prorated and assumed by the Grantees.

This is improved property known as 17 Trimble Street, Nashville, TN 37210.

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 we do covenant with the said Grantees that we are 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 we do further covenant and bind ourselves, our 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 number 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 19 day of June, 1991.

E Howard
Ernest Howard

[F:\CAH\HOWARWAR.DED/06/13/91]

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STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $5,000.00

Tanya D. Burton
AFFIANT

Subscribed and sworn to before me, this 26th day of June, 1991.

My Commission Expires:
10-09-91

NOTARY PUBLIC

STATE OF COLORADO)
COUNTY OF Jefferson)

Personally appeared before me, Ann L. Box, a Notary Public in and for said county and state, the within named Ernest Howard, the bargainor(s), with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Golden, Colorado this the 19th day of June, 1991.

My Commission Expires:
12-23-93

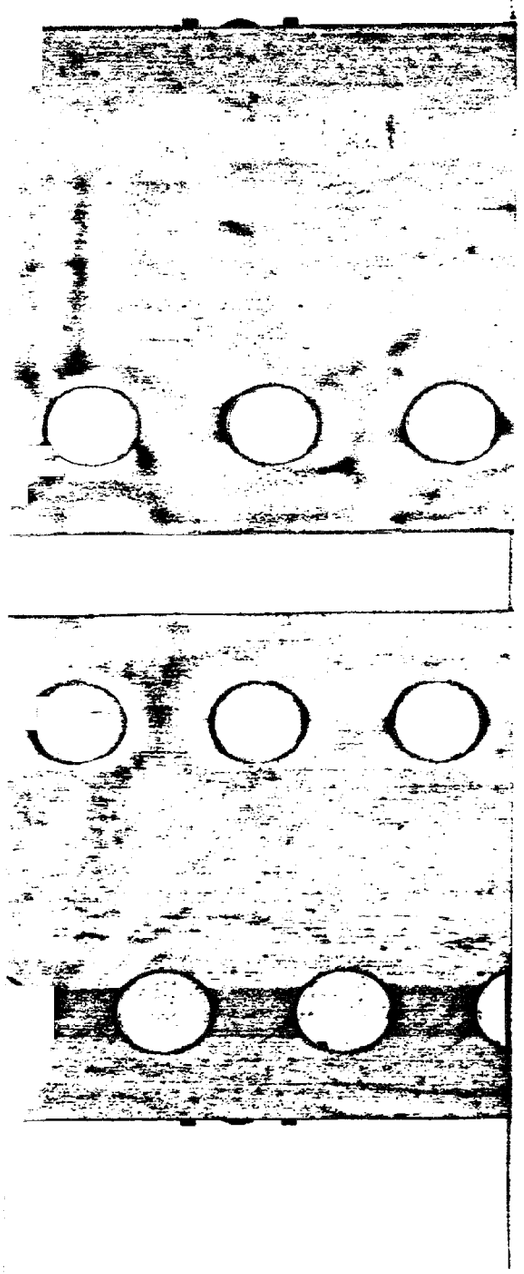
Ann L. Box
NOTARY PUBLIC
c/o Adolph Coors Co.
Golden, CO 80401

26538

IDENTIFICATION

JUN 28 10 18 AM '91

8829 06/28 0101 03CHECK 23.50



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 5000.00
CON TX 16.50
PRFEE 1.00
WDEED 6.00
TOTAL 23.50
CHECK 23.50

06/28/91 01 10:19 0001 8829

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

26538

IDENTIFICATION REFERENCE

JUN 28 10 18 AM '91

No. 435816