THIS INSTRUMENT PREPARED BY:
Joseph B. Pitt, Jr., Attorney
315 Deaderick Street
Suite 105
00264318
BOX 35

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Margaret Howard (NAME)	Same (NAME)	MAP104-9
3713 Whitland Avenue (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	PARCEL220
Nashville, TN 37205 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of ~~TEN AND NO/100~~ ----------$10.00---------- Dollars,

Cash in hand paid by Margaret Howard and other good and valuable considerations accepted as cash, the receipt and sufficiency of which are hereby acknowledged,

BOOK 8425 PAGE 123

Eldon P. Sherman and wife, Elizabeth M. Warner have this day bargained and sold, and do hereby transfer and convey unto the said Margaret Howard, unmarried the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 6 and the northerly 100 feet front of Lot No 29 on the Map of Myrtlewood, as of record in Book 547, page 106, Register's Office for said County.

Said Lot No. 6 is a triangular lot fronting 85 feet on the southerly side of Whitland Avenue and running back 192 feet on the easterly line and 209 feet on the southwesterly line to a point in the north line of Lot No. 11, said point being 44 feet 6 inches west of the west line of Lot No. 8.

Said part of Lot No. 29 is a triangular lot fronting 100 feet on the easterly side of Leonard Avenue and running back 209 feet on the northeasterly line and 170 feet, more or less, on the southwesterly line to the common corner of Lots Nos. 6 and 29, said corner being 44 feet 6 inches west of the west line of Lot No. 8.

Being the same property conveyed to Elden P. Sherman and Elizabeth M. Warner, as joint tenants with rights of survivorship, by deed from Milton H. Sitton and wife, Ann B. Sitton, of record in Book 8208, page 625, Register's Office of Davidson County, Tennessee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 270,000.00

Subscribed and sworn to before me this the 20th day of August 19 91

My commission expires: 1-17-1994 (Affix Seal)

Affiant: Margaret Howard

Notary Public: Linda T. Jones

Unimproved ( ) This is improved (X) property known as 3713 WHITLAND AVE., Nashville, TN 37205 (House Number) (Street) P.O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (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.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

Whenever 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 20th day of August, 19 91, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Eldon P. Sherman

Elizabeth M. Warner

(over)

STATE OF ~~TENNESSEE~~ South Carolina
COUNTY OF ~~DAVIDSON~~ Charleston

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Personally appeared before me the undersigned authority, *a Notary Public in and for said County and State* Eldon P. Sherman and wife, Elizabeth M. Warner

the within named bargainor s, *with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that* they *executed the within instrument for the purposes therein contained*

Witness my hand and official seal at Charleston, South Carolina ~~TENNESSEE~~, *this* 20 *day of* August *1991*

D. Clement-Ross *Notary Public*

Commission expires 12-7-97

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, _____, *a Notary Public of the State and County aforesaid, personally appeared* _____, *with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged* _____ *self to be* _____ *of the* _____, *the within named bargainor, a corporation, and that* _____ *he as such* _____ *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* _____ *self as* _____

Witness my hand and seal, at office in _____, *this* _____ *day of* _____, *19*___

_____ *Notary Public*

Commission expires _____

AUG 21 2 17 PM '91

4064.9

WARRANTY DEED

FROM

TO

5400 08/21 0101 03CHECK 1006.00

Compliments of
Chicago Title Insurance Company
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37238



OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8425 PAGE 125

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

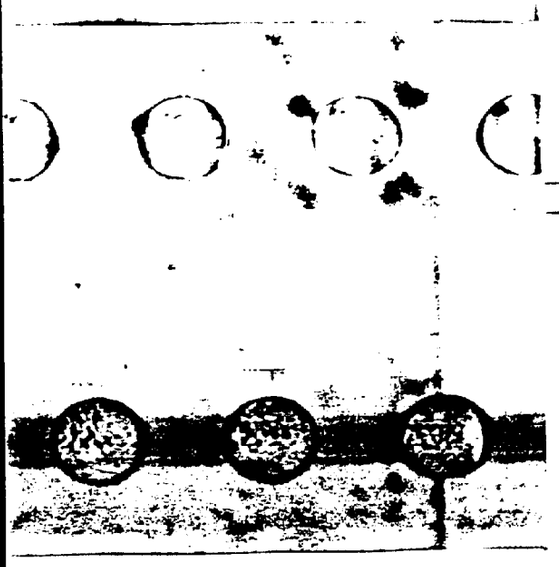
DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			CAMT	
				270000.00
			CON TX	999.00
			PRFEE	1.00
			WDEED	6.00
			TOTAL	1006.00
			CHECK	1006.00
08/21/91	01		14:18 0001	540C

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

4 0 6 4 9

IDENTIFICATION REFERENCE

Aug 21 2 17 PM '91



No. 451915