WARRANTY DEED

FROM: Lucy May Hoffman

TO: Patrick B. and Tammy W. Howell

THIS INSTRUMENT PREPARED BY:
A. Harrison Johnson, Jr., Esquire
A. Harrison Johnson, Jr., P.C.
2021 Richard Jones Road, Suite 230
Nashville, Tennessee 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Patrick B. and Tammy W. Howell	SAME	132-06 15
(NAME)	(NAME)	
831 Glen Leven Road		
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee 37204		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $350,000.00.

Subscribed and sworn to before me, this the 5th day of March, 1992.

Affiant

My Commission Expires: May 28, 1995
(Affix Seal)

Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

(FOR REGISTER'S USE)

FOR AND IN CONSIDERATION of the sum of TEN AND 00/100 ($10.00) DOLLARS and other good and valuable considerations, cash in hand paid by PATRICK B. HOWELL AND WIFE, TAMMY W. HOWELL, (the "Grantees" herein), the receipt whereof is hereby acknowledged, the undersigned Grantor, LUCY MAY HOFFMAN, an unmarried woman, (the "Grantor" herein), has bargained and sold, and by these presents does transfer and convey unto the said Grantees, PATRICK B. HOWELL AND WIFE, TAMMY W. HOWELL, their heirs and assigns, certain real estate in Davidson County, Tennessee, described according to boundary survey prepared by Cherry Land Surveying dated February 26, 1992, to-wit:

Being a tract of land lying in Nashville, Davidson County, Tennessee, and being all of Lot 1 of the Resubdivision of Part of Lot 4 of Mullen Lands as of record in Plat Book 3500, Page 32, and being bounded on the east by the west right-of-way line of Glen Leven Road, on the south by Lee A. Beaman, on the west by Helen Perry and B. H. Perry and on the north by Edwin Bond, Jr. and being more particularly described as follows:

Beginning at an iron pin in the west right-of-way line of Glen Leven Road at a common corner with Beaman;

Thence leaving Glen Leven Road and with Beaman North 73° 54' 27" West, 385.49 feet to a planted stone;

Thence North 82° 46' 10" West, 484.31 feet to a planted stone at a common corner with Beaman in the east line of Helen Perry;

Thence with Helen Perry and B. H. Perry North 03° 24' 23" East, 170.71 feet to a concrete monument at a common corner with Bond;

Thence with Bond South 83° 18' 00" East, 585.86 feet to a concrete monument;

Thence South 82° 06' 17" East, 283.25 feet to a concrete monument at a common corner with Bond in the west right-of-way line of Glen Leven Road;

Thence with the west right-of-way line of Glen Leven Road along a curve to the right the central angle of which is 04° 49' 51", the radius of which is 1,784.35 feet, the chord of which is 150.40 feet, South 04° 29' 24" West, an arc length of 150.44 feet to an iron pin;

Thence South 07° 00' 18" West, 81.63 feet to the point of beginning, and containing 161,883 square feet (3.716 acres more or less).

Being part of the same property conveyed to William P. Hoffman, Jr. and wife, Lucy May Hoffman, by deed from Overton Thompson and wife, Margaret L. Thompson, of record in Book 2136, Page 617, Register's Office for Davidson County, Tennessee; the said William P. Hoffman, Jr. having since died.

The legal description and the state of title of the property have been furnished to the draftsman by the Grantor, by third parties or from the record. The draftsman assumes no liability as to the accuracy thereof.

This conveyance is given subject to:

1. 1992 taxes, which have been prorated as of the date hereof and assumed by Grantee.

2. All matters shown on the Plan of record in Book 3500, Page 32, Register's Office for Davidson County, Tennessee, which includes a 10 foot easement for public utility purposes along the northerly and rear lines of premises, building setback line from Glen Leven Drive, and conditions of owner's certificate, the latter providing that no lot shall be subdivided or changed to produce less area until a system of sewers is installed and approved, and not then if less area results than established by restrictions on property.

3. Easement for a right-of-way of Glen Leven Road over a 25 foot strip of ground on the eastern boundary of the herein described tract.

4. Easement for sanitary sewers and/or storm drainage granted Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 6122, Page 349, said Register's Office.

5. Subject to flow of Browns Creek.

This is improved property known as 831 Glen Leven Road, Nashville, Tennessee 37204.

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

And Grantor does covenant with the said Grantees that she is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and the same is unencumbered, except as herein set forth.

And Grantor does further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to the said real estate to the said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS the Grantor's signature this the 5th day of March, 1992.

Lucy May Hoffman
LUCY MAY HOFFMAN

IDENTIFICATION REFERENCE 9035.1

MAR 6 12 58 PM '92

DAVIDSON COUNTY, TN

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, LUCY MAY HOFFMAN, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

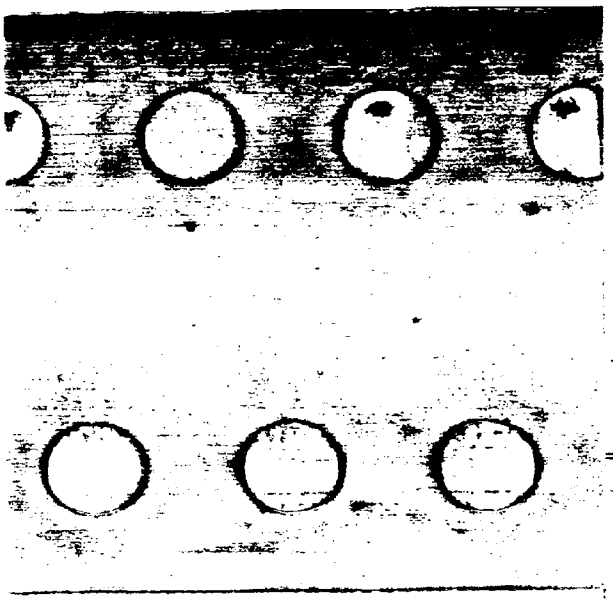
Witness my hand and seal, at office in Nashville, Tennessee, this 5th day of March, 1992.

NOTARY PUBLIC

MY COMMISSION EXPIRES: May 28, 1995

RUBE HALL NOTARY PUBLIC AT LARGE STATE OF TN

17 3/05 0101 CHECK 1302.



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

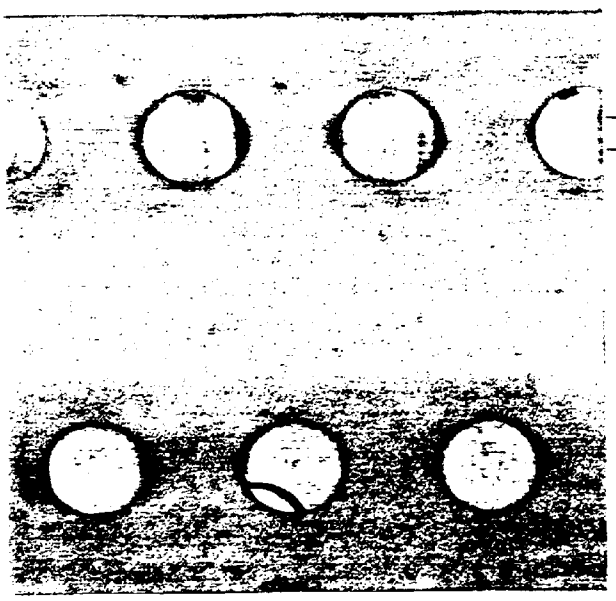
RECEIVED OF _____

FOR _____

BOOK 8568 PAGE 775

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	
			350000.00	
			CON TX	1295.00
			PRFEE	1.00
			WDEED	6.00
			TOTAL	1302.00
			CHECK	1302.00
03/06/92	01		12:58 0001	4119



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

9035.1

IDENTIFICATION REFERENCE

MAR 6 12 58 PM '92

FELIX Z. WILSON, II
DAVIDSON COUNTY, TN

No. 508591