BOOK 8844 PAGE 577

THIS INSTRUMENT WAS PREPARED BY:
M. NORRIS JENKINS, ATTORNEY AT LAW
Suite 230 - 392 Harding Place, Nashville, TN 37211

WARRANTY DEED

Address of New Owner(s):	Send Tax Bills To:	Map/Parcel Numbers:
James C. Howard 306 Antioch Pike Nashville, TN 37211	Same	Map 133-2 Parcel 111

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, including the assumption by the Grantee of the balance of an indebtedness to Sarah L. Elmore secured by a Deed of Trust of record in Book 7311, page 285, Register's Office for Davidson County, Tennessee;

Charles E. Ferrell

hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto

James C. Howard

hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in DAVIDSON County, State of Tennessee, described as follows, to-wit:

3078 01/20 0101 03CHECK 217.68

Two tracts of land in Davidson County, Tennessee, as follows:

Tract No. 1:
Being part of Lot No. 7 on the plan of the subdivision of the real estate of Hinchey Petway, deceased, as of record in Minute Book 1, page 442, Chancery Court at Nashville, being Lot No. 15 on the unrecorded map of A. C. Roth's Subdivision, described according to a survey made by Z. J. Wilkinson, Surveyor, May 3, 1940, as follows:

Beginning at a point on the northerly margin of Antioch Pike 365 feet east of the easterly margin of McComb Avenue, formerly Stewart Street, said point being the southeasterly corner of Lot No. 16 in said subdivision; running thence northwardly and parallel with the easterly margin of McComb Avenue, 158.5 feet to the northeast corner of said Lot No. 16 and the northwest corner of Lot No. 15; thence eastwardly 50 feet to a point in the northeast corner of Lot No. 15; thence southwardly with the line between Lot Nos. 15 and 14, 159.4 feet to the northerly margin of the Antioch Pike, the southwest corner of Lot No. 14; thence with the northerly margin of said Pike, westwardly 50 feet to the point of beginning.

Tract No. 2:
Being part of Lot No. 7 on the Plan of the Subdivision of the Real Estate of Hinchey Petway, deceased, as of record in Minute Book 1, page 442, Chancery Court at Nashville, being Lot No. 16 on the unrecorded map of A. C. Roth's Subdivision, described according to a survey made by Z. J. Wilkinson, Surveyor, May 3, 1940, as follows:

Beginning at a point on the northerly margin of Antioch Pike 300 feet east of the easterly margin of McComb Avenue, formerly Stewart Street; thence northwardly and parallel with the easterly margin of McComb Avenue, 157.5 feet; thence eastwardly 65 feet to a point in the northwest corner of Lot No. 15 on said unrecorded plan; thence southwardly with the line between Lot Nos. 15 and 16, 158.5 feet to the northerly margin of Antioch Pike, the southwest corner of said Lot No. 15; thence with the northerly margin of said Pike, westwardly 64 feet to the point of beginning.

Included in the above description but expressly excluded from this conveyance is the following described tract:

Property conveyed to the Metropolitan Government of Nashville & Davidson County, Tennessee, by deed from Bert Elmore and wife, Sarah O. Elmore of record in Book 4353, page 235, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Charles E. Ferrell by deed from Sarah O. Elmore of record in Book 7311, page 279, Register's Office for Davidson County, Tennessee. The said June W. Ferrell joins in this conveyance to convey any interest she may have as the wife of Charles E. Ferrell.

This is improved property at 306 Antioch Pike, Nashville, Tennessee.

The Grantee assumes and agrees to pay the 1992 taxes.

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(s) their heirs and assigns, forever; and we do covenant with the said Grantee(s) 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 assigns, to warrant and defend title 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 13th day of January, 1993.

Charles E. Ferrell
CHARLES E. FERRELL

June W. Ferrell
JUNE W. FERRELL

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Charles E. Ferrell and June W. Ferrell the within named 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 instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 13th day of January, 1993.

My Commission Expires:
7-24-93

Phyllis Keena
NOTARY PUBLIC

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

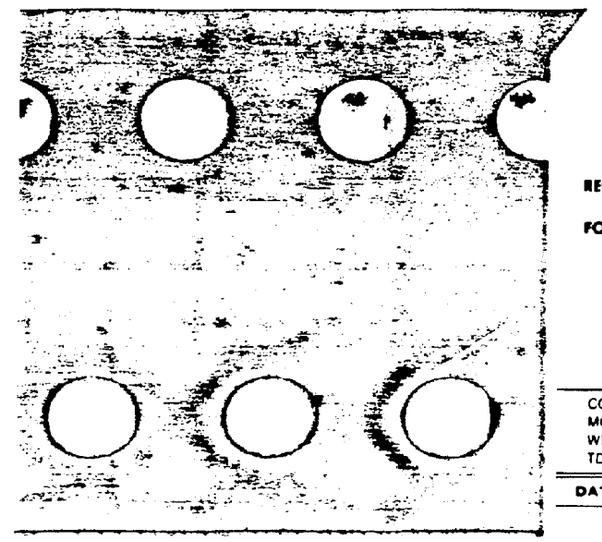
The actual consideration or value whichever is greater, for this transfer is $56,367.64.

James C. Howard
AFFIANT

Subscribed and sworn to before me this 13th day of January, 1993.

My Commission Expires:
7-24-93

Phyllis Keena
NOTARY PUBLIC



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

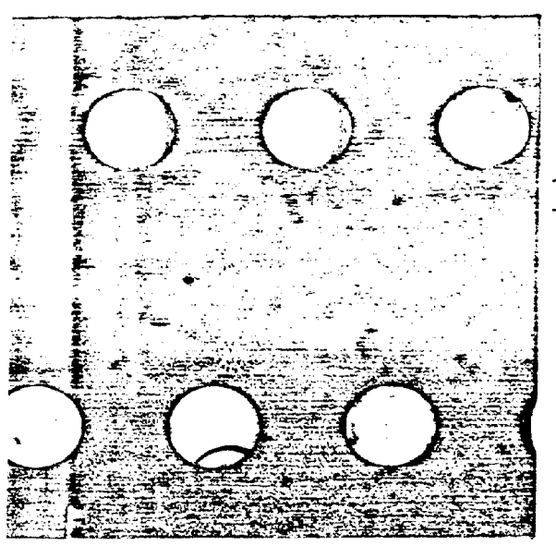
RECEIVED OF _____

FOR _____

BOOK 8844 PAGE 579

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	56367.64
CON TX	208.68
PRFEE	1.00
TDEED	8.00
~~TDEED~~	~~8.00~~
WDEED	8.00
TOTAL	217.68
CHECK	217.68

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

8462 I

IDENTIFICATION REFERENCE

JAN 20 12 17 PM '93

01/20/93 01 12:15 0001 8078

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 612821