STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $80,422.74.

Yvonne B. Howze
Affiant

My Commission Expires: 4/21/96

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27TH DAY OF OCTOBER, 1995.

Janice M. Cathey
Notary Public

(AFFIX SEAL)

WARRANTY DEED

THIS INSTRUMENT PREPARED BY:
Bobby D. Davis, Attorney
Madison Title Company
2031 Gallatin Road North
Madison, Tennessee 37115

3696 11/03 0101 03CHECK 306.64

ADDRESS NEW OWNER(S):	SEND TAX BILLS TO:	MAP & PARCEL NOS.
Roy M. Howze, etux 121 Ellington Place Madison, TN 37115	City Fed Mortgage 30 Warder Street Springfield, Ohio 45501-9983	051-10B-032

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, including the assumption of a certain note and deed of trust executed by Wayne Hilton and wife, Patricia S. Hilton to Stephen R. Josleyn, Trustee, payable to the order of CityFed Mortgage Corporation, in the original principal amount of $83,200.00, payable as set forth therein, and recorded in Book 7044, page 820, re-recorded in Book 7129, page 984, Register's Office, Davidson County, Tennessee, and assigned to Sears Mortgage Corporation, by instrument of record in Book 8688, page 115, Register's Office, Davidson County, Tennessee, which the Grantees herein agree to assume and pay in full and hold Grantors harmless from same,

We, WAYNE E. HILTON and wife, PATRICIA S. HILTON, (the "Grantors") have this day bargained and sold, and do hereby transfer and convey unto the said ROY M. HOWZE and wife, YVONNE B. HOWZE, (the "Grantees"), their successors and assigns, certain real estate located in Davidson County, Tennessee, described as follows, to-wit:

A certain condominium apartment located in Davidson County, Tennessee, described as follows:

Unit No. 121, in a Horizontal Property Regime, which is located on the Plan of Ellington Place Condominium, a unit plat of which is shown as Exhibit "C", of the Master Deed of record in Book 6984, page 84, Register's Office for said County to which reference is here made for a more particular description, and being part of the land shown on the subdivision plat of Ellington Place Condominiums, of record in Book 6250, page 829, Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Wayne E. Hilton and wife, Patricia S. Hilton, by quitclaim deed from John H. Simpkins and wife, Theresa Beth Simpkins, of record in Book 8000, page 155, Register's Office, Davidson County, Tennessee.

This instrument is executed by Roy M. Howze by his lawful Attorney-in-Fact, Yvonne B. Howze, pursuant to the power and authority vested in her by instrument filed for record simultaneously herewith.

This is improved/unimproved property known as 121 Ellington Place, Madison, Tennessee 37115

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

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

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 the same is unencumbered, except as stated herein.

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 heirs and assigns, against the lawful claims of all persons.

Whenever 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 hand(s) this the 27th day of October, 1993.

Wayne E. Hilton
WAYNE E. HILTON, Grantor

Roy M. Howze
ROY M. HOWZE, Grantee
By: Yvonne B. Howze, as
Attorney-in-Fact

Patricia S. Hilton
PATRICIA S. HILTON, Grantor

Yvonne B. Howze
YVONNE B. HOWZE, Grantee

BOOK 9138 PAGE 765

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County, and State, WAYNE E. HILTON and wife, PATRICIS S. HILTON and YVONNE B. HOWZE, the within named bargainors, with whom I am personally acquainted and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this the 27th day of October, 1993.

Deanne M. Cathey
NOTARY PUBLIC

My Commission Expires: 4/21/96

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, personally appeared YVONNE B. HOWZE, to me known to be the person who executed the foregoing instrument on the behalf of ROY M. HOWZE, and who acknowledged that she executed the same as the free act and deed of the said ROY M. HOWZE.

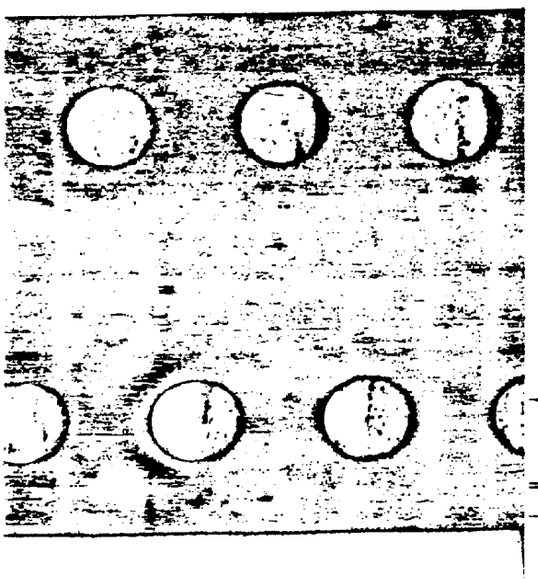
WITNESS my hand and official seal on this the 27th day of October, 1993.

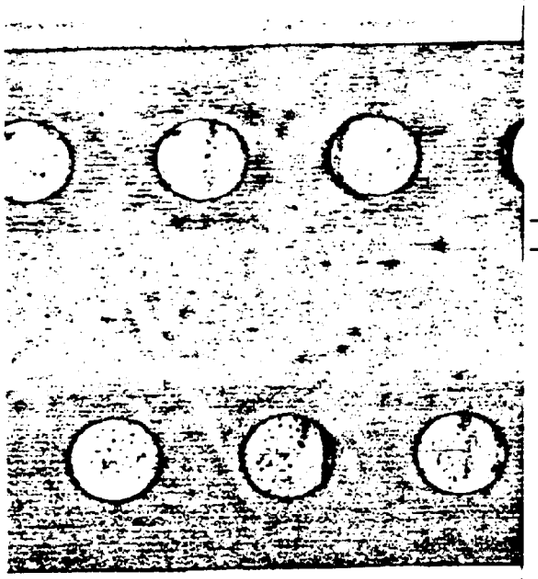
Deanne M. Cathey
NOTARY PUBLIC

My Commission Expires: 4/21/96

81440
IDENTIF. ↑ REFERENCE

93 NOV -3 PM 1:34
FELIX E. ... REGIST.
DAVIDSON COUNTY, TN.





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

RECEIVED OF _____

FOR _____

BOOK 9138 PAGE 766

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	80422.74
CON TX	297.64
PRFEE	1.00
UCC BANK	8.00
TOTAL	306.64
CHECK	306.64

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

11/03/93 01 13:35 0001 3696

81440
IDENTIF. # REFERENCE

93 NOV -3 PM 1:34

FELIX Z. WILSON, II
DAVIDSON COUNTY, TN.

No. 717539