This Instrument Prepared By:
HAROLD REEVES, ATTORNEY P.C.
640 Spence Lane, Suite 218
Nashville, TN 37217
(615) 361-6679

File Box 24

ADDRESS NEW OWNER:
Rankin L. Lindsey Jr. and Jana R. Lindsey
7039 Bonnavent Drive
Hermitage, Tennessee 37076

SEND TAX BILL:
To Owner

MORTGAGEE:

MAP AND PARCEL:
MAP 74-8
PARCEL 36
4D-33856

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, Clifford O. Howard, unmarried hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto Rankin L. Lindsey Jr. and wife, Jana R. Lindsey, as tenants by the entirety, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

> BEING Lot No. 785, on the Plan of Hermitage Hills Subdivision, Section 7, of record in Plat Book 3300, Pages 62 and 63, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.
>
> Being the same property conveyed to Clifford O. Howard, by Quitclaim Deed from Donald W. Ellingsworth and wife, Linda L. Ellingsworth of record in Book 8427, Page 894, Register's Office for Davidson County, Tennessee.
>
> This is the same description as in previous deed of record.

This conveyance is subject to restrictions of record in Book 3399, Page 446 and Book 3404, Page 165, and such easements and setback lines of record in Plat Book 3300, Pages 62 and 63, said Register's Office.

Taxes for 1994 have been pro-rated and assumed by Grantee(s).

This is improved property known as 7039 Bonnavent Drive, Hermitage, TN 37076.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Rankin L. Lindsey Jr. and wife, Jana R. Lindsey, their heirs and assigns, forever; and I, Clifford O. Howard, unmarried do covenant with the said Grantees that I am 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 I do further covenant and bind myself, my 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 shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

32394
IDENTIF. & REFERENCE

94 MAR 28 PM 2:30
REGISTER
DAVIDSON COUNTY, TN.

6915 03/28 0101 03CHECK 293.53

Witness my hand this the 25th day of March, 1994.

Clifford O. Howard

Clifford O. Howard

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Clifford O. Howard, unmarried the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within Warranty Deed for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this the 25th day of March, 1994.

NOTARY PUBLIC

My Commission Expires: 3/22/97

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 76,900.00.

AFFIANT

Subscribed and sworn to before me this 25th day of March, 1994.

NOTARY PUBLIC
My Commission Expires: 3/22/97

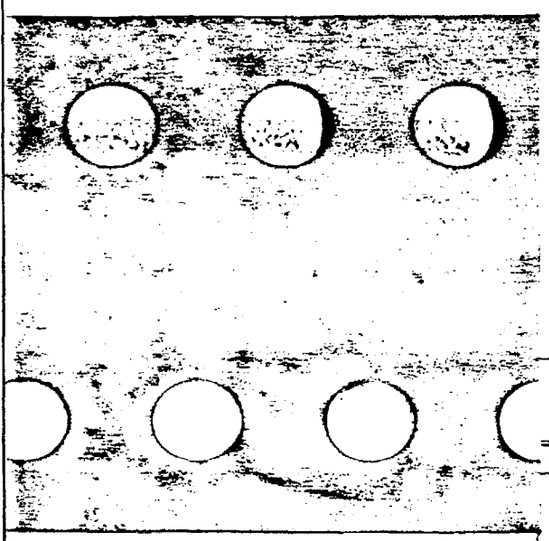
RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE



RECEIVED OF _____

FOR _____

BOOK 9291 PAGE 949

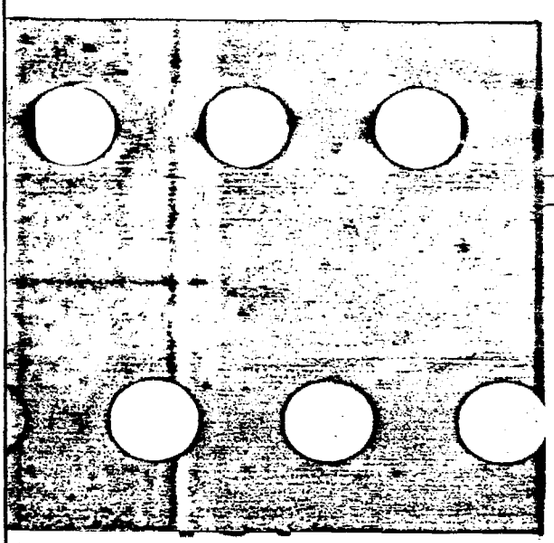
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 76900.00
CON TX 284.53
PRFEE 1.00
WDEED 8.00
TOTAL 293.53
CHECK 293.53

03/28/94 01 14:31 0001 6815

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



32394
IDENTIF. & REFERENCE

94 MAR 28 PM 2:30
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 772114