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:
Fredda M. Lee and Linda P. England
4641 Woodside Drive
Old Hickory, TN 37138-1928

SEND TAX BILL:
To Owner

MORTGAGEE:

MAP AND PARCEL:
MAP 64-4
PARCEL 33
4D-90220

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 Fredda M. Lee and Linda P. England, as tenants in common, 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. 1A, on the Plan of Lake Country, Section I, of record in Plat Book 5200, Page 493, as amended on the Zone Lot Division of Lot 1, of record in Plat Book 5800, Page 298, 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, unmarried, by Quitclaim Deed in Lieu of Foreclosure from Robert E. Lee and wife, Donna M. Bonee-Lee of record in Book 8766, Page 288, 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 Plat Book 5800, Page 298, Book 6095, Page 656, and Book 6198, Page 474, and such easements and setback lines of record in Plat Book 5200, Page 493, and as amended in Book 5800, Page 298, said Register's Office.

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

This is improved property known as 4605 Woodview Drive, Old Hickory, TN 37138.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Fredda M. Lee and Linda P. England, 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.

50840
IDENTIF. & REFERENCE

94 MAY 17 AM 10:59
FELIX A. [illegible] REGISTER
DAVIDSON COUNTY, TN.

[illegible] 05/17 0101 03CHECK 164.40

Witness my hand this the 16th day of May, 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 16th day of May, 1994.

Gene W. Floyd

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 $ 42,000.00.

Freda M. Lee

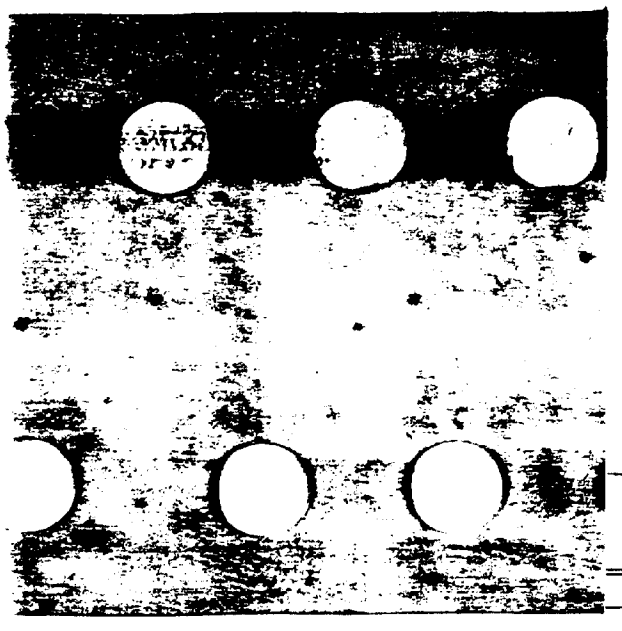
AFFIANT

Subscribed and sworn to before me this 16th day of May, 1994.

Gene W. Floyd

NOTARY PUBLIC

My Commission Expires: 3/22/97



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

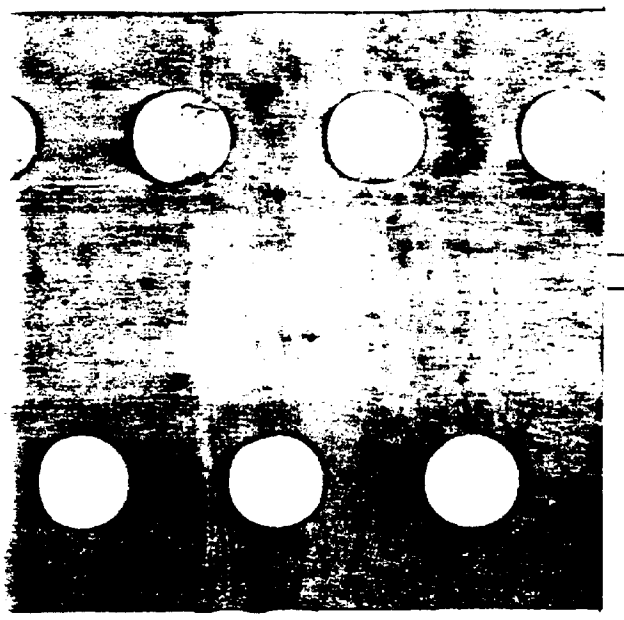
RECEIVED OF _____

FOR _____

BOOK 9347 PAGE 343

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 42000.00
CON TX 155.40
PRFEE 1.00
WDEED 8.00
TOTAL 164.40
CHECK 164.40

05/17/94 01 10:58 0001 6929

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

50840
IDENTIF. ▲ REFERENCE

94 MAY 17 AM 10:59

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No.791948