BOOK 9423 PAGE 977 Box 58

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 68,900.00

Ernest Howell Jr.
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF July 19 94

Marshall L. Hix
Notary Public

MY COMMISSION EXPIRES: January 25, 1997
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
COMBOS & HIX, P. C., 315 Deaderick Street, Su. 1100, Nashville, TN 37238

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ernest Howell, Jr. (NAME)	First American National Bank (NAME)	MAP 52-3
517 Kinsey Boulevard (ADDRESS)	P. O. Box 305048 (ADDRESS)	PARCEL 81
Madison, TN 37115 (CITY) (STATE) (ZIP)	Nashville, TN 37230-5048 (CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, J & M Homebuilders, Inc., a Tennessee corporation

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Ernest Howell, Jr. and wife, Aleathia Dayette Howell

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. 3 on the Final Plat of Kinsey Boulevard Lots, of record in Plat Book 8250, page 268, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being part of the same property conveyed to J & M Homebuilders, Inc., a Tennessee corporation, by deed from Andrew Shepherd and wife, Donna Shepherd of record in Book 9183, page 454, Register's Office for Davidson County, Tennessee.

The above legal description was obtained from the Plat above stated.

This conveyance is subject to 1994 taxes, prorated and assumed by the Grantees the day of closing; all matters as set out on the plan of record in Book 8250, page 268; restrictive covenants of record in Book 1260, page 355 and Book 1430, page 386, said Register's Office; and any easements located on the lot.

76913

IDENTIFICATION REFERENCE

94 AUG -1 PM 3:33

REGISTER
DAVIDSON CO. TENN.

3197 08/01 0101 03CHECK 263.93

This is improved (X) unimproved ( ) property, known as 517 Kinsey Boulevard, Madison, TN 37115
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 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 number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 29th day of July 19 94

J & M Homebuilders, Inc., a Tennessee corporation
By: Joe Wall
Joe Wall, President

STATE OF TENNESSEE
COUNTY OF

BOOK 9423 PAGE 978

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

_____

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____

_____, Tennessee, this _____day of _____ 19_____ .

Commission expires _____ _____

Notary Public

_____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared Joe Wall

and _____ with whom I am personally acquainted and who upon his oath(s) acknowledged himself to be the President

and _____ respectively of the J & M Homebuilders, Inc.

the within named bargainor, and corporation, and that he as such President

and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said Joe Wall

as such President, and attesting the same by the said _____

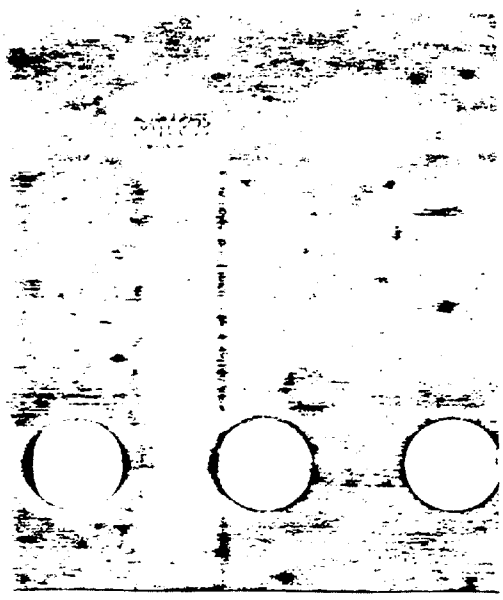
as such _____.

Witness my hand and official seal at office at Nashville, TN on this the 29th day of July 19 94 .

My commission expires January 25, 1997 Marshall L. Hix

Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

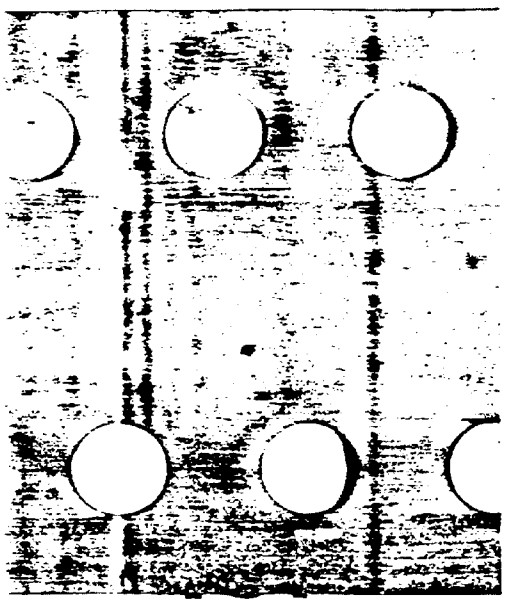
RECEIVED OF _____

FOR _____

BOOK 9423 PAGE 979

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



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

CAMT	68900.00
DON TX	254.93
PRFEE	1.00
WDEED	8.00
TOTAL	263.93
CHECK	263.93

08/01/94 01 15:37 0001 3197

76913
IDENTIF. & REFERENCE

94 AUG -1 PM 3:38

REGISTER
DAVIDSON COUNTY, TN.

No. 819739