BOOK 9462 PAGE 389

Letter to

FIRST TITLE CORP.
1161 MURFREESBORO RD.
SUITE 324
NASHVILLE, TN 37217
T-2786

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 46,500.00

Subscribed and sworn to before me, this the 8th day of September, 19 94

My commission expires 7/22/95

Affiant

Notary Public

(Affix Seal)

My Commission Expires July 22, 1995.

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY:

FIRST TITLE CORPORATION, 1161 MURFREESBORO ROAD, SUITE 324, NASHVILLE, TN 37217

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:
Clarence Morgan	SAME
1611 Shelby Avenue (STREET ADDRESS)	(STREET ADDRESS)
Nashville, TN 37206 (CITY STATE ZIP)	(CITY STATE ZIP)
MAP & PARCEL NO 83-14-308.00	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

ESTATE OF OLA MAI HOWLAND

HEREINAFTER CALLED GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO HEREBY TRANSFER AND CONVEY UNTO CLARENCE MORGAN and wife, MARY MORGAN

HEREINAFTER CALLED GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO LOCATED IN DAVIDSON COUNTY, STATE OF TENNESSEE, MORE PARTICULARTY DESCRIBED AS FOLLOWS:

A CERTAIN TRACT or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 110 on the Plan of Edgefield Land Company's First Subdivision, as of record in Book 57, page 130, Register's Office for said County.

Said Lot No. 110 fronts 65 feet on northerly side of Shelby Avenue and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed unto Jesse T. Howland and wife, Ola Mai Howland, by Deed recorded July 21, 1972, in Deed Book 4620, Page 915, of the Register's Office for Davidson County, Tennessee. See also Book 4446, Page 445, of the same Office. The said Jesse T. Howland predeceased the said Ola Mai Howland, who died unmarried and testate on March 10, 1994, leaving James V. Howland, Anna Elizabeth Jackson and Sandra Faye Lanius as her sole heirs at law. Subject property was devised unto the same James V. Howland, Anna Elizabeth Jackson and Sandra Faye Lanius by Last Will and Testament of Ola Mai Howland, of record in File No. 94P-494, of the Probate Court for Davidson County, Tennessee.

RECORDER'S MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

7486 09/12 0101 03CHECK 181.05

THIS IS _____ IMPROVED PROPERTY KNOWN AS 1611 Shelby Avenue, Nashville, TN 37206

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenance, 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 8th day of September, 19 94

ESTATE OF OLA MAI HOWLAND

By: James V Howland & others
JAMES V. HOWLAND, EXECUTOR

ANNA ELIZABETH JACKSON
Anna Elizabeth Jackson
by James V. Howland, Attorney In Fact
By: _____
JAMES. V. HOWLAND
ATTORNEY IN FACT

SANDRA FAYE LANIUS James V. Howland
Sandra Faye Lanius
by James V Howland
Attorney In Fact
By: _____
JAMES V. HOWLAND
ATTORNEY IN FACT

State of Tennessee
County of Williamson

BOOK 9462 PAGE 390

On this 8th day of September, 19 94, before me personally appeared James V. Howland, Executor of the Estate of Ola Mai Howland and * to me known to be the person(s) described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument, and who acknowledged the execution of the same to be his free act and deed.
James V. Howland

Witness my hand and official seal.
My Commission expires:

7/22/95

LEE MOSES NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires July 22, 1995.

Notary Public

State of Tennessee
County of _____

On this _____ day of _____, 19____, before me personally appeared _____ to me known to be the person(s) described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument, and who acknowledged the execution of the same to be _____ free act and deed.

Witness my hand and official seal.
My Commission expires:

_____

Notary Public

WARRANTY DEED

94 SEP 12 AM 11:45
FELIX ... REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE

90017

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this the 8th day of September, 1994, before me personally appeared James V. Howland, to me known to be the person who executed the foregoing instrument in behalf of Anna Elizabeth Jackson, as her Attorney in Fact, and acknowledged that he executed the same as the free act and deed of said Anna Elizabeth Jackson.

Witness my hand and official seal at Brentwood, Tennessee, this the 8th day of September, 1994.

LEE MOSES NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

Notary Public

My Commission Expires: 7/22/95

My Commission Expires July 22, 1995.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this the 8th day of September, 1994, before me personally appeared James V. Howland, to me known to be the person who executed the foregoing instrument in behalf of Sandra Faye Lanius, as her Attorney in Fact, and acknowledged that he executed the same as the free act and deed of said Sandra Faye Lanius.

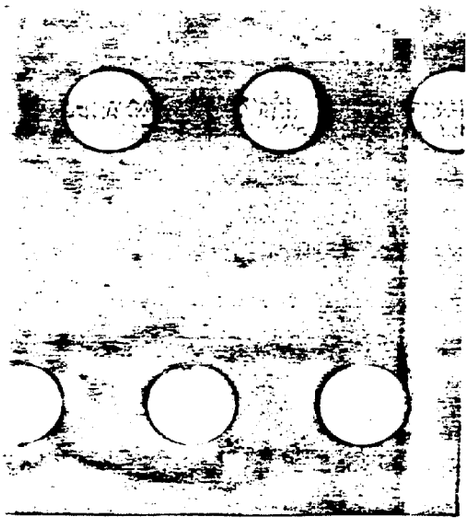
Witness my hand and official seal at Brentwood, Tennessee, this the 8th day of September, 1994.

LEE MOSES NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

Notary Public

My Commission Expires: 7/22/95

My Commission Expires July 22, 1995.



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

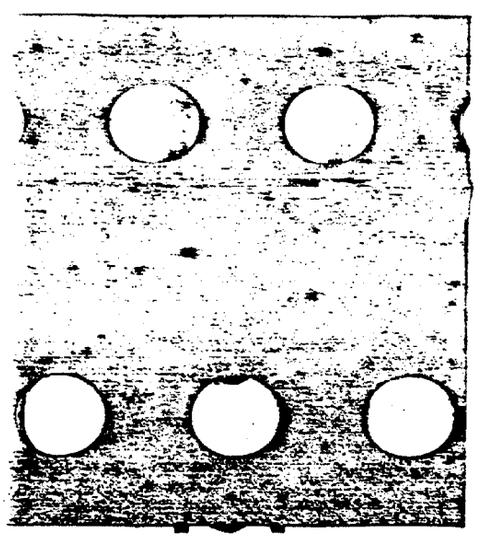
RECEIVED OF _____

FOR _____

BOOK 9462 PAGE 391

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 46500.00
CON TX 172.05
PRFEE 1.00
TDEED 8.00
ERR CO
TDEED 8.00-
WDEED 8.00
CHECK 181.05
181.05

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

09/12/94 01 11:44 0001 7486

90017
IDENTIF. & REFERENCE

94 SEP 12 AM 11:45

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 833832