13192

IDENTIF. & REFERENCE

Mail

THIS INSTRUMENT PREPARED BY:

Homer R. Ayers, Attorney At Law
P. O. Box 904
303 Frances Street
Goodlettsville, Tennessee 37070-0904

94 DEC -1 AM 9:30

BOOK 9533PG631

WARRANTY DEED

ADDRESS NEW OWNERS:	PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES:	MAP-PARCEL NOS.
Clifford O. Howard 8009 Bonnafair Dr. Hermitage, Tn. 37076	Same as New Owner	Map 53-8 Parcel 18 Field Book LW 01835

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 all of which is hereby acknowledged, EUGENE E. BRIZENDINE and wife, ESTELLE E. BRIZENDINE, hereinafter referred to as the "GRANTORS", have bargained and sold, and by these presents do transfer and convey unto CLIFFORD O. HOWARD, a single man, hereinafter referred to as the "GRANTEE", his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 7 in Block 14 as shown on the Plan of Dabbs & Elliott's Subdivision No. 2 at Dupontonia (now Lakewood), Old Hickory, Tennessee, of record in Plat Book 547 at page 127, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being a part of the same property conveyed to Eugene E. Brizendine and wife, Estelle E. Brizendine, by deed from Effie Bell Brizendine of record in Book 4534, page 464, Register's Office for said County.

The legal description, as hereinabove set forth is the same as that contained in the previous Deed of Record.

The current mailing address for the said property is 301 24th Street, Old Hickory, Tennessee 37138.

EASEMENT: GRANTEE, his heirs or assigns, shall have the use and benefit of and is hereby granted an exclusive easement 6 feet in width extending eastwardly from the west boundary line of Lot No. 8, running from 24th Street to an alley at the rear of said lot, on the Plan of Dabbs & Elliott Subdivision of record in Book 547, page 127, said Register's Office, for ingress and egress and for maintenance of Lot No. 7 on said plan, and the improvements thereon.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, his heirs and assigns, forever.

And WE, the GRANTORS, do covenant with the said GRANTEE, that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and warrant that the same is unencumbered, except as follows:

1. Taxes for the year 1994 have been paid, without proration, by the GRANTOR. Taxes for the year 1995 and all subsequent years are to be paid, in full, by the GRANTEES, when due.

2. Subject to any and all matters as they may appear on the plan of record in Book 547, page 127, said Register's Office.

And WE, the GRANTORS, do further covenant and bind ourselves, our heirs and representatives to warrant and forever defend the title to the said land to the said GRANTEE, his heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS our hands on this the 28th day of November, 1994.

"GRANTORS"

Eugene E Brizendine
EUGENE E. BRIZENDINE

Estelle E. Brizendine
ESTELLE E. BRIZENDINE

"GRANTEE"

Clifford O. Howard
CLIFFORD O. HOWARD

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, EUGENE E. BRIZENDINE and wife, ESTELLE E. BRIZENDINE, and CLIFFORD O. HOWARD, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this the 28th day of November, 1994.

Patsy C. Davidson
NOTARY PUBLIC

My Commission Expires: 12/6/97

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value, whichever is greater, for this transfer is $53,000.00.

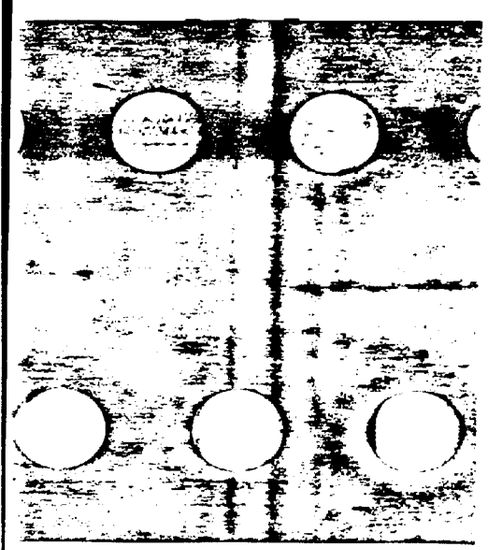
Clifford O. Howard
Affiant

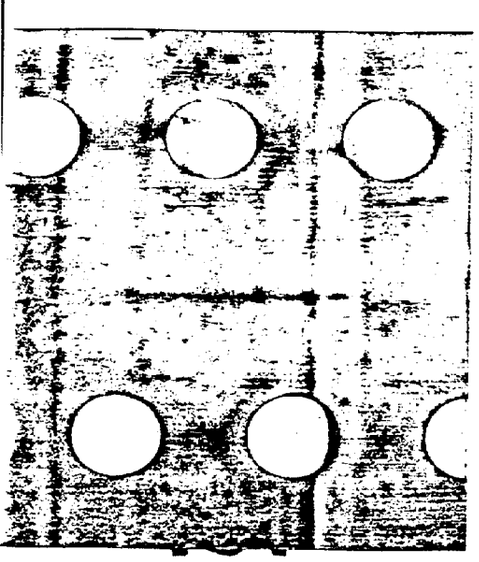
Sworn to and subscribed before me, this the 28th day of November, 1994.

Patsy C. Davidson
NOTARY PUBLIC

My Commission Expires: 12/6/97

9650 12/01 0101 03CHECK 205.10





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9533 PG 633

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 53000.00
				CON TX 196.10
				PRFEE 1.00
				WDEED 8.00
				TOTAL 205.10
				CHECK 205.10
12/01/94	01			09:31 0001 8650

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

13192

IDENTIF. # REFERENCE

94 DEC -1 AM 9:30

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 858673