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

File Box 24

BOOK 9553PG116

ADDRESS NEW OWNER:
Clifford O. Howard
8009 Bonnafair Drive
Hermitage, TN 37076

SEND TAX BILL:
To Owner

MORTGAGEE:

MAP AND PARCEL:
MAP 74-16
PARCEL 161
4D-32754

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, Bobby G. Crowell and wife, Jean M. Crowell, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Clifford O. Howard, unmarried, hereinafter called 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. 40, on the Plan of Stones River Estates, Section I, of record in Plat Book 2900, Page 139, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Bobby G. Crowell and wife, Jean M. Crowell, by deed from Albert T. Tines and wife, Betty Tines of record in Book 4670, Page 541, Register's Office for Davidson County, Tennessee.

This is the same description as in previous deed of record.

THIS conveyance subject to such easements and setback lines of record in Book 2900, Page 139, said Register's Office.

Taxes for 1994 have been pro-rated and paid.

This is improved property known as 2027 Hickory Hill Lane, 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 Clifford O. Howard, unmarried, his heirs and assigns, forever; and we, Bobby G. Crowell and wife, Jean M. Crowell 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 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 Grantee, his 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.

19488
IDENTIF. & REFERENCE
94 DEC 22 AM 9:36
REGISTER
DAVIDSON COUNTY, TN.

Witness our hands this the 21st day of December, 1994.

Bobby G. Crowell

Jean M. Crowell

BOOK 9553PG117

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Bobby G. Crowell and wife, Jean M. Crowell the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this the 21st day of December, 1994.

NOTARY PUBLIC

My Commission Expires: 3/22/97

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

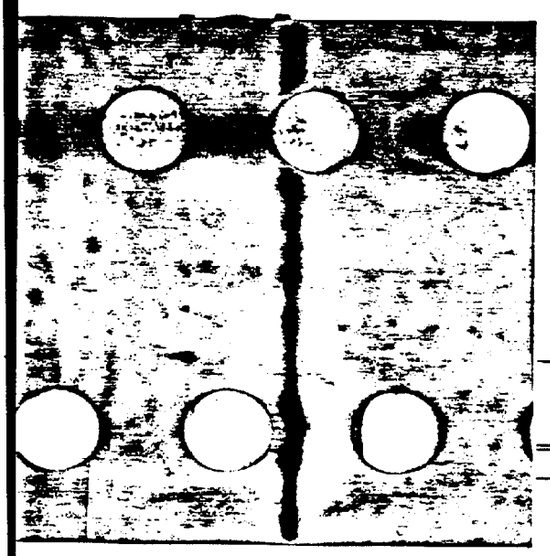
The actual value or consideration, whichever is greater, for this transfer is $ 100,000.00.

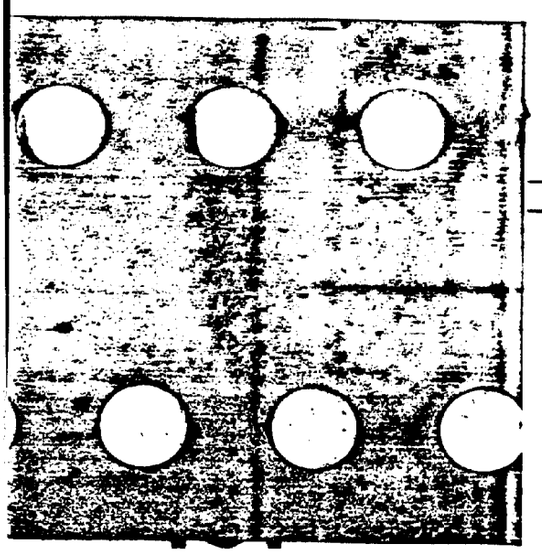
AFFIANT

Subscribed and sworn to before me this 21st day of December, 1994.

NOTARY PUBLIC
My Commission Expires: 3/22/97

5579 12/22 0101 03CHECK 379.00





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9553PG118

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 100000.00
CON TX 370.00
PRFEE 1.00
WDEED 8.00
TOTAL 379.00
CHECK 379.00

12/22/94 01 09:35 0001 5579

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

IDENTIF. & REFERENCE 19488

94 DEC 22 AM 8:36

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 865500