WARRANTY DEED

PREPARED BY:

C. Patterson Cron, Attorney
175 East Main Street
Hendersonville, TN 37075
(615) 822-0030

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value, whichever is greater for this transfer is $ 48,000.00.

James E. Howard
Affiant

Sworn to and subscribed before me on this the 9th day of January, 1995.

Charles D. Cron
NOTARY PUBLIC AT LARGE
My Commission Expires: 5-28-95

MORTGAGEE:
NATIONSBANK OF TENNESSEE, N.A.
345 East Main
Hendersonville, TN 37075

Address New Owner:	Send Tax Bills to:	Map-Parcel
JAMES E. HOWARD and wife, YOLANDA Y. HOWARD 721 Falcon Drive Madison, TN 37115	same as new owner	60-2-284

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00), cash in hand paid by the hereinafter named GRANTEES and other good and valuable consideration the receipt of which is hereby acknowledged, We, MARVIN R. BERRY and wife, RHONDA R. BERRY, hereinafter called the GRANTORS, have bargained and sold and by these presents, do transfer and convey unto JAMES E. HOWARD and wife, YOLANDA Y. HOWARD, hereinafter called GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, described as follows:

Beginning at an iron pin in the southerly margin of Ewing Drive, said pin marking the northeast corner of the property conveyed to Tom T. Jackson and Roy S. Jackson, by deed of record in Book 1977, page 107, Register's Office of Davidson County, Tennessee; thence with the margin of Ewing Drive, North 88 degrees 24' West 80.0 feet; thence North 0 degrees 05' east 281.75 feet; thence South 88 degrees 24' East 80.0 feet; thence North 0 degrees 05' West 281.75 feet to the point of beginning, containing 0.52 acres, more or less.

Being the same property conveyed to Marvin R. Berry by quitclaim deed from Marvin R. Berry and wife, Lisa J. Berry of record in Book 7662, page 80, Register's Office for Davidson County, Tennessee, also by quitclaim deed from Melvin Butler, Trustee, of record in Book 6883, page 23, Register's Office for Davidson County, Tennessee and by Installment deed from Earl C. Shacklett and wife, Helen B. Shacklett of record in Book 5124, page 302, Register's Office for Davidson County, Tennessee.

Rhonda R. Berry, spouse of Marvin R. Berry, joins in this conveyance for the purpose of releasing any and all rights she may have in and to the above described property, whether by reason of marriage or otherwise.

This conveyance is made subject to the following:

1) 1995 Davidson County taxes which are being prorated at closing and assumed by Grantee.

2) Easement to Metro Government for sewer line of record in Book 6861, page 719, Register's Office for Davidson County, Tennessee.

This is improved property known as 376 Ewing Drive, Nashville, Tennessee 37207.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, 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.

WITNESS our hands this the 9th day of January, 1995.

MARVIN R. BERRY

RHONDA R. BERRY

STATE OF TENNESSEE

COUNTY OF SUMNER

BEFORE me, undersigned, a Notary Public in and for the County and State aforesaid, personally appeared the within named, Marvin R. Berry and wife, Rhonda R. Berry the bargainors with whom I am personally acquainted or proved to me on the basis of sufficient information, and who acknowledged the execution of the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Hendersonville, Tennessee, this the 9th day of January, 1995.

NOTARY PUBLIC

My Commission Expires: May 28, 1995

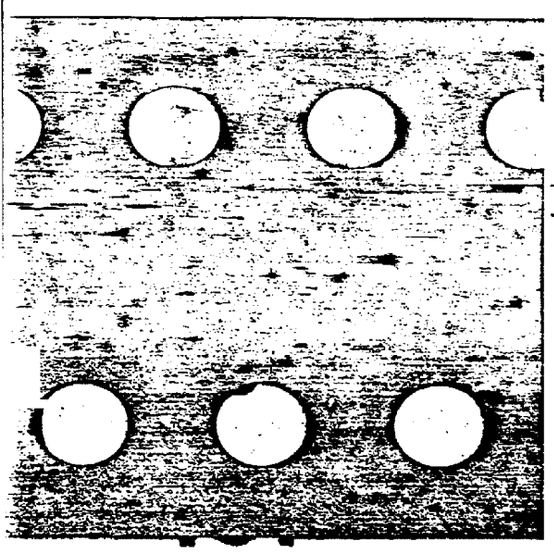
NOTARY PUBLIC AT LARGE STATE OF TENNESSEE CHARLES P. CROSS

95 JAN 11 AM 9:07 REGISTER DAVIDSON COUNTY, TN.

2419 IDENTIF. & REFERENCE

0983 01/11 0101 03CHECK 186.5





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

RECEIVED OF _____

FOR _____

BOOK 9568 PG 703

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

MAMT 48000.00
CON TX 177.60
PRFEE 1.00
WDEED 8.00
TOTAL 186.60
CHECK 186.60

01/11/95 01 09:07 0001 0983

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

24419
IDENTIF. ↑ REFERENCE

95 JAN 11 AM 9:07
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 870836