This Instrument Prepared By:
CORBETT, CROCKETT & VAN SLYKE
Suite 1050 American Center
3100 West End Avenue
Nashville, TN 37203

NEW OWNER	SEND TAX BILL	MAP-PARCEL NO.
Harlan P. Howard and Melanie Smith-Howard 1419 Graybar Lane Nashville, TN 37215	Same	Map 117, Group 12 Parcel 166

WARRANTY DEED

FOR VALUABLE CONSIDERATION, the receipt and sufficiency of which are hereby acknowledged, Paula K. Van Slyke, one and the same as Paula V. Fleming ("Grantor"), has bargained and sold, and by these presents does transfer and convey to Harlan P. Howard and spouse, Melanie Smith-Howard ("Grantees"), their heirs, representatives and assigns, certain real estate (the "Property") in Davidson County, Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Lot No. 41 of Block M, on the Map of Maplehurst, of record in Book 843, Pages 22 and 23, Register's Office for Davidson County, Tennessee.
>
> Said Lot No. 41 fronts 200 feet on the southerly side of Graybar Lane, and runs back between parallel lines, 300 feet to a dead line in the rear on which it measures 200 feet.
>
> Being the same property conveyed to Paula V. Fleming, one and the same as Paula K. Van Slyke, by deeds of record in Book 6727, Page 536, and Book 8090, Page 81, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said tract or parcels of land, with the appurtenances, estate, title and interest thereto belonging to the Grantee, its successors and assigns, forever.

The Grantor covenants with the Grantee that Grantor is lawfully seized and possessed of the said Property in fee simple; that Grantor has a good right to convey the Property; and that the Property is unencumbered, except as follows:

(1) Taxes for the year 1995, a lien but not yet due and payable which are prorated and assumed by Grantees.

(2) All matters shown on the plat of record in Book 843, Pages 22 and 23, Register's Office for Davidson County, Tennessee.

(3) Sanitary sewer and/or storm drainage easement of record in Book 3965, Page 892, Register's Office for Davidson County, Tennessee.

This is improved property known as 1419 Graybar Lane, Nashville, TN 37215.

The Grantor further covenants to warrant and forever defend the title to the Property to the Grantees, their heirs, representatives and assigns, against the lawful claims of all persons whomsoever.

c:pvs\war:ddh

C. LeRoy Norton, Jr., husband of Grantor, joins in this conveyance for the purpose of conveying any interest which he may have in the property.

IN WITNESS WHEREOF, Grantor has executed this Warranty Deed this 26 day of January, 1995.

Paula K. Van Slyke

C. LeRoy Norton, Jr.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, an official Notary Public of the said county and state, Paula K. Van Slyke, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS MY HAND, at office, this 26th day of January, 1995.

Connie Conner Hagberg
Notary Public

My Commission Expires: 5-23-98

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Personally appeared before me, an official Notary Public of the said county and state, C. LeRoy Norton, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS MY HAND, at office, this 26th day of January, 1995.

Connie Conner Hagberg
Notary Public

My Commission Expires: 5-23-98

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $359,000.00.

Lindsay Clarke
Affiant

Sworn to and subscribed before me this 26th day of January, 1995.

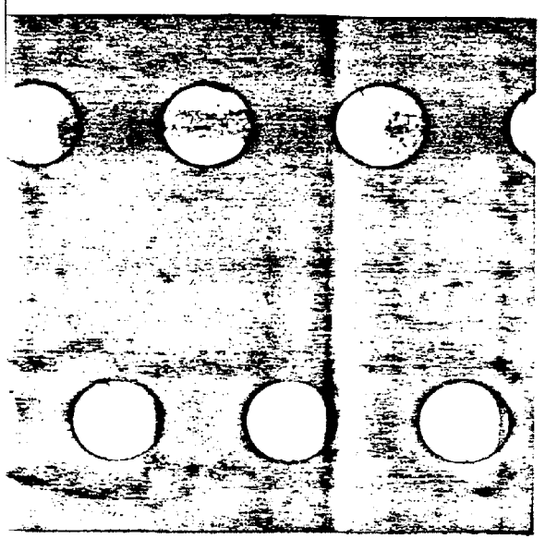
June E. Atkinson
Notary Public

My Commission Expires: 07/27/96

95 JAN 30 PM 3:43
REGISTER
DAVIDSON COUNTY, TN.

29372
IDENTIF. & REFERENCE

cipve\warfiddn



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

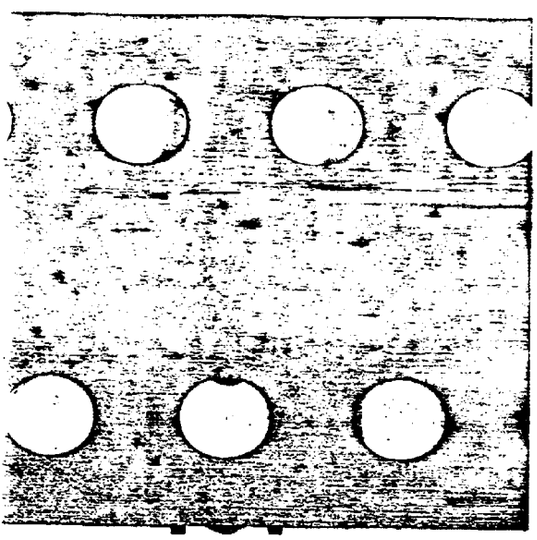
RECEIVED OF _____

FOR _____

BOOK 9581 PG 937

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 359000.00
CON TX 1328.30
PRFEE 1.00
BANK 8.00
TOTAL 1337.30
CHECK 1337.30

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

01/30/95 01 15:43 0001 6542

29372
IDENTIF. & REFERENCE

95 JAN 30 PM 3:43

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 876816