Prepared by: M. Wesley Hall, III
Thomas Patrick Wall, III
Attorneys at Law
223 Madison Street, Suite 212
Madison, TN 37115

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Marilon J. Howard (NAME)	Same (NAME)	42-6-329
731 Heritage Drive (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	92-6-330
Madison, TN 37115 (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of ----------

..Ten and No/100----------($10.00)----------Dollars, cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged,

BOOK 9636 PAGE 240

..Leland D. Watts and wife, Winnifred A. Watts,.....

have this day bargained and sold, and do hereby transfer and convey unto the said .....

..Marilon J. Howard, her.....

..... *(successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

48245
IDENTIFICATION LETTERED
95 MAR -4 AM 8:5
RECEIVED AND RECORDED

STATE OF TENNESSEE }
COUNTY OF DAVIDSON } The actual consideration or value whichever is greater, for this transfer is $ 8,700.00

Subscribed and sworn to before me, this the 31st day of March 19 95

Affiant

My commission expires July 27, 1996 (Affix Seal)

Notary Public

unimproved (X)
This is improved ( ) property, known as 2905 Booker Street, Nashville, Tennessee
719 29th Avenue, North, Nashville, Tennessee
(House Number) (Street) P.O. Address (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said

..Marilon J. Howard, her.....

..... *(successors), heirs and assigns forever* We.... *covenant that* we are.. *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.*

..... *further covenant and bind* ourselves/our ..... *heirs and representatives, to warrant and forever defend the title to said real estate to said* ..Grantee, her.....

..... *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness our hands this 31st day of March 19 95 *the corporate party, if any, having caused its name to be signed hereto by the duly authorized officers on said day and date*

LELAND D. WATTS

WINNIFRED A. WATTS
By Leland D. Watts, Attorney-in-Fact

BK 9686 PG 241

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned *, a Notary Public in and for said County and State,* Leland D. Watts

(or proved to me on the basis of satisfactory evidence) *the within named bargainor , with whom I am personally acquainted, and who acknowledged that* he *executed the within instrument for the purpose therein contained.*

Witness my hand and official seal at Nashville *Tennessee, this* 31st *day of* March *, 19* 95

Sharon E Jenkins *Notary Public*

Commission expires July 27, 1996

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, , a Notary Public of the State and County aforesaid, personally appeared , with whom I am personally acquainted, and who, upon oath, acknowledged self to be of the the within named bargainor, a corporation, and that he as such , being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by self as

Witness my hand and seal, at office in , this day of , 19 .

Notary Public

Commission expires

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Leland D. Watts, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Winnifred A. Watts and acknowledged that he executed the same as the free act and deed of said Winnifred A. Watts.

Witness my hand and official seal at Nashville, Tennessee, this 31st day of March, 1995.

Sharon E Jenkins
NOTARY PUBLIC

Commission Expires: July 27, 1996

WARRANTY DEED

FROM

LELAND D. WATTS AND WIFE,
WINNIFRED A. WATTS

TO

~~MARILON J. HOWARD~~

Compliments of
Commonwealth Title Agency of Nashville, Inc.
Suite 106, Madison Bldg.
223 Madison St.
MADISON, TENNESSEE 37115

EXHIBIT A

TRACT I: Land in Davidson County, Tennessee, being part of Lot No. 49 on the Map of L. C. Thuss's Subdivision of the Barrow Lands, of record in Book 547, page 102, Register's Office for said County.

Beginning on the southerly margin of Booker Street at the northeasterly corner of the property conveyed to the State of Tennessee in Book 4120, page 329, said Register's Office; thence with State of Tennessee line S 22 deg. 06' 59" W. 27.37 feet; thence with the line between Lots Nos. 65 and 66 southerly 210.33 feet to an alley; thence easterly 42.1 feet to another alley; thence with said alley northerly 234 feet to the southerly margin of Booker Street; thence with the same westerly 25.13 feet thereon.

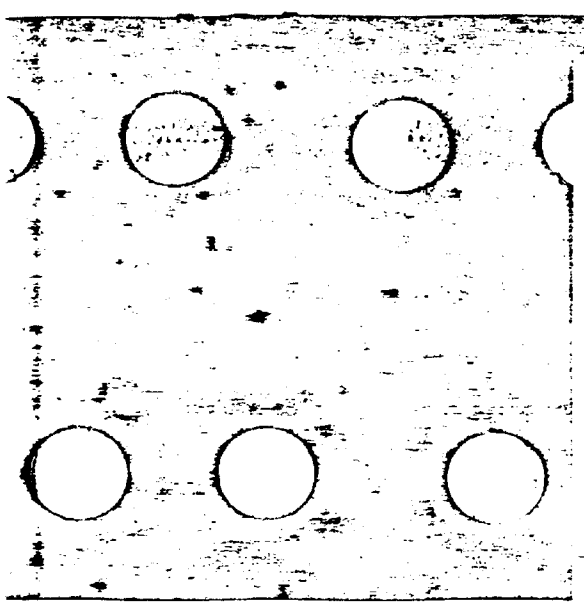
Being the same property conveyed to Leland D. Watts by Bankruptcy Trustee's Deed of record in Book 6165, page 976, Register's Office for Davidson County, Tennessee.

TRACT II: Land in Davidson County, Tennesse, being Lots Nos. 49 and 50 on the map of L. C. Thuss' Subdivision of part of the Barrow Lands, as of record in Book 547, page 102, Register's Office for said County.

Said Lots Nos. 49 and 50 front 40 feet each on the westerly side of 29th Avenue North and run back between parallel lines 150 feet to an alley, Lot No. 49 running back with the southerly margin of a 40 foot unnamed street.

Being the same property conveyed to Leland D. Watts by a Chancery Court Final Decree Confirming Sale of record in Book 9146, page 318, Register's Office for Davidson County, Tennessee.

7243 24/94 1101 03CHECK 45.19



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9636 PG 213

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

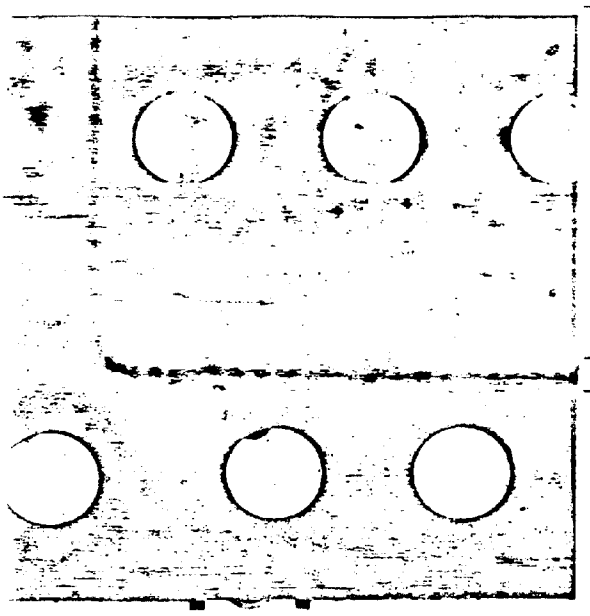
MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT	8700.00
CON TX	32.19
PRFEE	1.00
WDEED	12.00
TOTAL	45.19
CHECK	45.19

04/04/95 01 10:49 0001 7248

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



48246
IDENTIFICATION REFERENCE

95 APR -4 AM 10:

DAVIDSON

No. 896775