This instrument prepared by:
MURFREE & COPE, Attorneys
Murfreesboro, Tennessee 37130
From information furnished by the parties

BOOK 9694 PG 880

NAME AND ADDRESS OF NEW OWNER:

Charles L. Howell II & Diana L. Howell
634 Delaware Ave.
Madison, TN 37115

SEND TAX BILLS TO:

Same

STATE OF TENNESSEE
COUNTY OF DAVIDSON

WARRANTY DEED
Map 43-5, Parcels 247 & 248

FOR AND IN THE CONSIDERATION of TEN AND NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, we, the undersigned, **EDWARD A. McMAINS** and wife, **BEVERLY LYNN McMAINS**, have this day bargained and sold and do hereby transfer and convey unto **CHARLES L. HOWELL II** and wife **DIANA L. HOWELL**, their heirs and assigns, forever, the following described real estate situated in Davidson County, Tennessee, to-wit:

Land in Davidson County, Tennessee, being Lot Nos. 5, 6 and 7 of Block "F" on the Plan of WOODLAWN ESTATES, as of record in Book 843, page 82, Register's Office for Davidson County, Tennessee.

Said Lots front 25 feet each on the easterly side of Delaware Avenue and run back between lines to the easterly line of the subdivision and show 25 feet each thereon.

BEING the same property conveyed to Edward A. McMains and wife, Beverly L. McMains, by deed from Billy James Flatt and wife, Earline Flatt, of record in Book 8189, page 150, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO restrictive covenants, easements and setback lines that are applicable to the above described property, and of record, and to all zoning and subdivision restrictions of the appropriate governmental body.

0068039
IDENTIF. & REFERENCE

95 JUN -8 AM 9:52
FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.

8930 06/08 0101 03CHECK 267.63

TO HAVE AND TO HOLD the said real estate, together with all of the appurtenances, estate and title thereunto belonging unto the said **CHARLES L HOWELL II** and wife, **DIANA L. HOWELL**, their heirs and assigns, forever.

We covenant with the said grantees that we are lawfully seized and possessed of said real estate; that we have a good and lawful right to convey the same; and that the same is unencumbered except the 1995 property taxes which have been prorated between the parties and the grantors having paid their prorata share unto the

grantees at closing, the grantees assume and agree to pay the same when due.

We further covenant and bind ourselves, our heirs and representatives, to forever warrant and defend the title to the said real estate unto the said grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

Possession of said real estate is to be given by the grantors to the grantees upon delivery of this deed.

WITNESS OUR HANDS on this the 31st day of May, 1995.

EDWARD A. McMAINS

BEVERLY LYNN McMAINS

BOOK 9694 PG 881

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned authority, a Notary Public within and for the State and County aforesaid, EDWARD A. McMAINS and wife, BEVERLY LYNN McMAINS, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument (WARRANTY DEED) for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL on this the 31st day of May, 1995.

My commission expires:
10-16-95

NOTARY PUBLIC

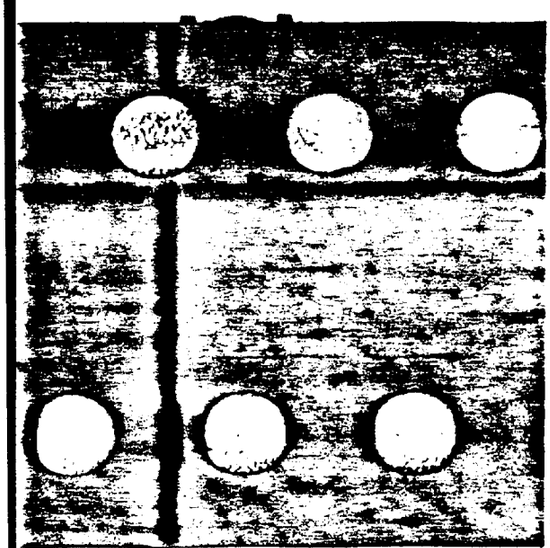
STATE OF TENNESSEE
COUNTY OF RUTHERFORD

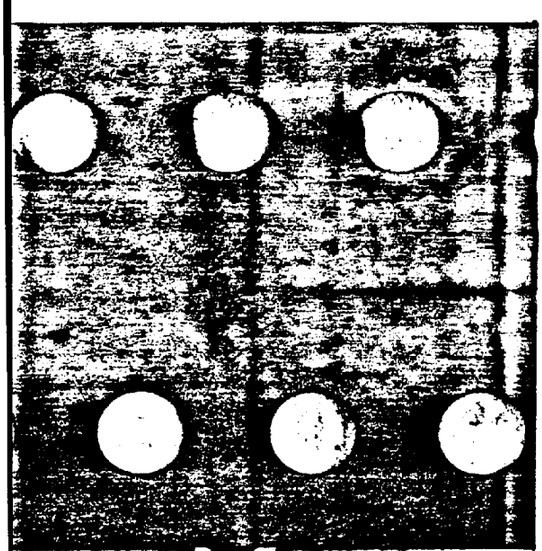
I hereby swear or affirm that the actual consideration for this transfer, or value of the property transferred, whichever is greater, is $69,900.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

Sworn to and subscribed before me,
this 31st day of May, 1995.

NOTARY PUBLIC
My commission expires: 10-16-95





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

RECEIVED OF _____

FOR _____

BOOK 9694 PG 882

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 69900.00
CON TX 258.63
PRFEE 1.00
WDEED 8.00
TOTAL 267.63
CHECK 267.63

06/08/95 01 09:55 0001 8980

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0068039
IDENTIF. & REFERENCE

95 JUN -8 AM 9:53

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 918260