This instrument prepared by:
Joseph B. Pitt, Jr., Attorney
First American Center
Nashville, TN 37238
00277143 Box 35

BOOK 9798 PG 67

WARRANTY DEED

ADDRESS NEW OWNER(s) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Philip N. Elbert	Southeastern Mortgage of TN, Inc.	Map 117-2
(NAME)	(NAME)	
1419 Graybar Lane	565 Marriott Drive, Suite 250	Parcel 166
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, TN 37215	Nashville, TN 37214-5014	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten dollars and no/100 ($10.00), cash in hand paid by the Grantee(s) and other good and valuable considerations accepted as cash, the receipt and sufficiency of which is hereby acknowledged, Harlan P. Howard and wife, Melanie Smith-Howard *have this day bargained and sold, and do hereby transfer and convey unto the said* Philip N. Elbert and wife, Kathi L. Padgett *the Grantees herein, their (successors), heirs and assigns, certain real estate in* Davidson *County,* Tennessee *as follows:*

5343 09/18 0101 03CHECK 1389.40

SEE EXHIBIT "A", ATTACHED HERETO AND MADE A PART HEREOF.

95 SEP 18 PM 2:16
FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TN.

0101427
IDENTIF. & REFERENCE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $372,000.00

Subscribed and sworn to before me this the 15th *day of* September *19* 95

Philip N. Elbert
Affidavit

My commission expires 11-10-97 *(Affix Seal)*

Notary Public LINDA V. JONES

This is unimproved ( ) property, known as 1419 Graybar Lane Nashville
improved (X) (House Number) (Street) (P.O. Address) (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (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, except for those encumbrances set forth hereinafter.

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

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

Witness our hand this 15th *day of* September, 1995, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Harlan P. Howard by Melanie Smith-Howard atty in fact
Harlan P. Howard

Melanie Smith-Howard
Melanie Smith-Howard

BOOK 9798 PG 68

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, *a Notary Public in and for said County and State,* Melanie Smith-Howard

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

Witness my hand and official seal at Nashville, TN
this 15 *day of* September, *19*95.

Notary Public

My Commission Expires: 11-10-97

STATE OF _____
COUNTY OF _____

Before me, _____, *a Notary Public of the State and County aforesaid, personally appeared* _____, *with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), 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 official seal, at office in _____,
this _____ *day of* _____, *19*___.

Notary Public

My Commission Expires: _____

State of TENNESSEE

County of DAVIDSON

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Melanie Smith-Howard, to me known (or proved to me on the basis of satisfactory evidence), to be the person who executes the foregoing instrument in behalf of Harlan P. Howard and acknowledged that he executed the same as the free act and deed of said Harlan P. Howard.

Witness my hand, at Nashville, Tennessee this 15th day of September, 19 95.

Notary Public

My Commission Expires: 11-10-97

WARANTY DEED

FROM

TO

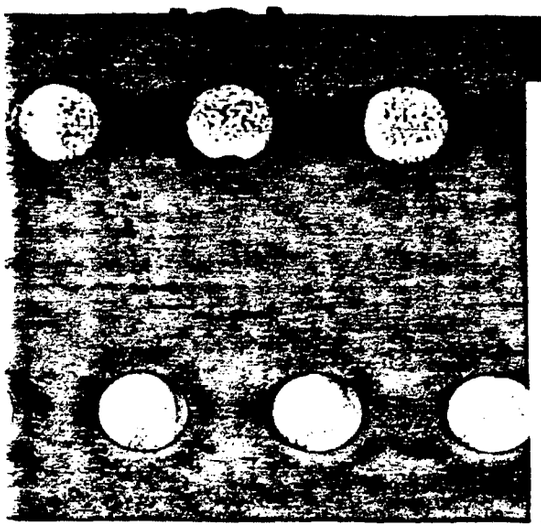
Exhibit "A"

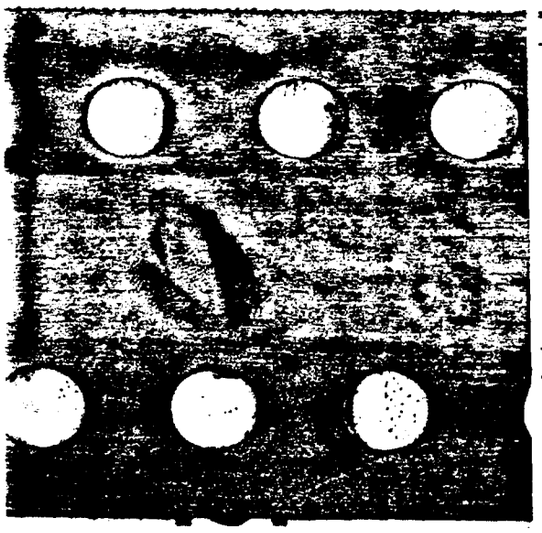
Land in Davidson County, Tennessee, being Lot No. 41, of Block M, on the map of Maplehurst, of record in Plat Book 843, pages 22 and 23, Register's Office for Davidson County, Tennessee.

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 Harlan P. Howard and wife, Melanie Smith-Howard, by deed from Paula K. Van Slyke, one and the same as Paula V. Fleming, of record in Book 9581, page 935, Register's Office for Davidson County, Tennessee.

HPH MSH





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

RECEIVED OF _____

FOR _____

BOOK 9798 PG 70

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	
				372000.00
			CON TX	1376.40
			PRFEE	1.00
			WDEED	12.00
			TOTAL	1389.40
			CHECK	1389.40
09/18/95		01	14:49	0001 5343

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0101427
IDENTIF. ↑ REFERENCE

95 SEP 18 PM 2:46
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 954193