47

BOOK 9800 PG 66

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 165,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF September, 19 95

Notary Public

MY COMMISSION EXPIRES: 1/25/98
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Castleman & Wischhof, 110 Glancy Square, Suite 112, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Juanita Howell (NAME)	Elaine S. Howell (NAME)	MAP 74
2122 Neelys Bend Road (ADDRESS)	P. O. Box 260 (ADDRESS)	PARCEL 60
Madison, TN 37115 (CITY) (STATE) (ZIP)	Madison, TN 37116 (CITY) (STATE) (ZIP)	11D 74155

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Elaine S. Howell, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Juanita Howell, unmarried

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land located in the 11th Civil District, Davidson County, Tennessee described as follows:
Tract I: Beginning at a point on the west margin of Neelys Bend Road, the same being located 372 feet Northerly form the Southeast corner of Tract No. 3, of the land conveyed to Geo. P. Howell & Son Co., of record in Deed Book 4312, page 832, in the Register's Office for Davidson County, Tennessee; thence with the West margin of said road South 8° 30' West 260 feet to a point; thence leaving said road South 83° 50' West, passing a 12 inch cedar tree at 395 feet, in all, 504 feet to a point; thence North 8° 30' East, parallel with Neelys Bend Road 260 feet to a point; thence North 83° 50' East, 504 feet to a point on the west margin of Neelys Bend Road, the same being the point of begining, containing 3 Acres.

Being the same property conveyed to Billy Hugh Howell, Jr. and wife, Elaine S. Howell by deed from George P. Howell & Son Co., of record in Book 4739, Page 319, Register's Office for Davidson County, Tennessee. The parties having since divorced.

Tract II: Land in the 11th Civil District of Davidson County, Tennessee, and described according to an unrecorded survey by Ernest Medlin, Surveyor, LIC. NO. 606-283, dated 2/2/82, as follows:
Beginning at the Northwest corner of a 3 acre tract conveyed to Billy Hugh Howell, Jr. and Elaine Howell, of record in Book 4739, page 319, in the Register's Office for said County; thence with the West line of same, South 8° 30' West 260 feet; thence North 83° 30' West, 36 feet to an iron pin;

CONTINUED

unimproved ( )
This is improved (X) property, known as 2122 Neelys Bend Road, Madison, TN 37115
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, 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. Wherever 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 my hand this 6th day of September 19 95

Elaine S. Howell

Elaine S. Howell

thence North 8° 30' East 260 feet to a point; thence South 83° 50' East 36 feet to the point of beginning, containing 0.22 acres.

Being the same property conveyed to Billy Hugh Howell, Jr. and wife, Elain Howell by deed from Cleora B. Howell, et c., et al, of record in Book 5850, Page 837, Register's Office for Davidson County, Tennessee, the parties having since divorced.

BOOK 9800 PG 68

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Elaine S. Howell

the 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 Goodlettsville, Tennessee, this 6th day of September, 1995.

Commission expires _____

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____.

My commission expires _____

Notary Public

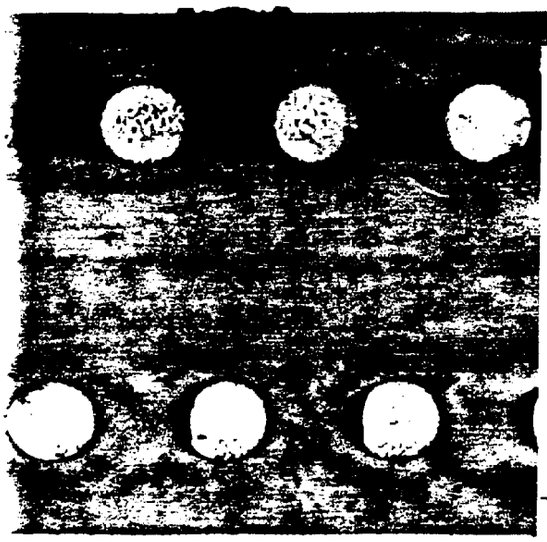
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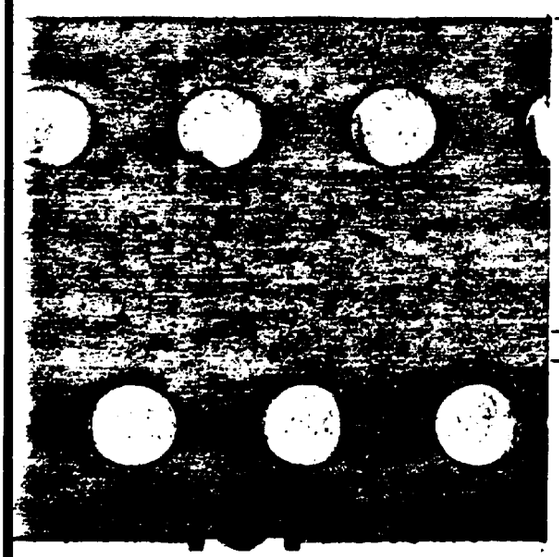
IDENTIF. ↑ REFERENCE

95 SEP 20 AM 11:03

FELIX Z. WILSON
DAVIDSON COUNTY, TN.

95 SEP 20 0401 03CHECK 523.50





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

RECEIVED OF _____

FOR _____

BOOK 9800 PG 69

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 165000.00
CON TX 610.50
PRFEE 1.00
WDEED 12.00
TOTAL 623.50
CHECK 623.50

09/20/95 01 11:03 0001 6024

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0102046
IDENTIF. ↑ REFERENCE

95 SEP 20 AM 11:03
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No.954862