WARRANTY DEED

BOOK 9875 PG 520

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 475,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF December 19 95

Notary Public

MY COMMISSION EXPIRES: 3/23/96
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

COMBOS & HIX, P. C., 315 Deaderick Street, Su. 1100, Nashville, TN 37238

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Harlan P. Howard	NEW OWNER	MAP 117-1
(NAME)	(NAME)	
610 Woodleigh Drive		PARCEL 130
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, Juliana Ericson, a single person

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Harlan P. Howard, a married person

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 in Davidson County, Tennessee, being the north one-half of Lot No. 14 on the map of Forest Land Company's Subdivision, as of record in Book 161, page 144, Register's Office of Davidson County, Tennessee.

Said part of lot fronts 100 feet on the easterly side of Woodleigh Drive, formerly Hindman Avenue, and runs back between parallel lines 230 feet to a dead line.

Being the same property conveyed to Juliana Ericson by deed from Estate of Nelle Estes McCord of record in Book 9173, page 630, and re-recorded in Book 9327, page 38, Register's Office for Davidson County, Tennessee.

The above legal description is the same as used in the prior Deed.

This conveyance is subject to 1995 taxes, paid, prorated and assumed by the Grantee; all matters as set out on the plan of record; sanitary sewer and/or storm drainage easement of record in Book 4058, page 458; and any and all easements located on the presmises.

95 DEC -4 AM 11:13
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

0128308
IDENTIF. & REFERENCE

This is improved (X) unimproved ( ) property, known as 610 Woodleigh Drive, Nashville, TN 37215
(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 1st day of December, 19 95

Juliana Ericson

Juliana Ericson

9876

BOOK 9876 PG 521

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 Juliana Ericson, a single person

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 Nashville, Tennessee, this 1st day of December, 1995.

Commission expires 3/23/96

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 _____.

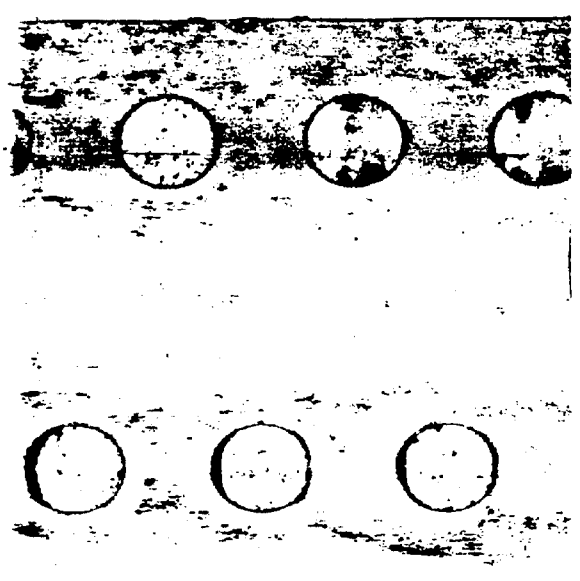
Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____.

My commission expires _____

Notary Public

#139 12/04 0101 03CHECK

1866.50



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

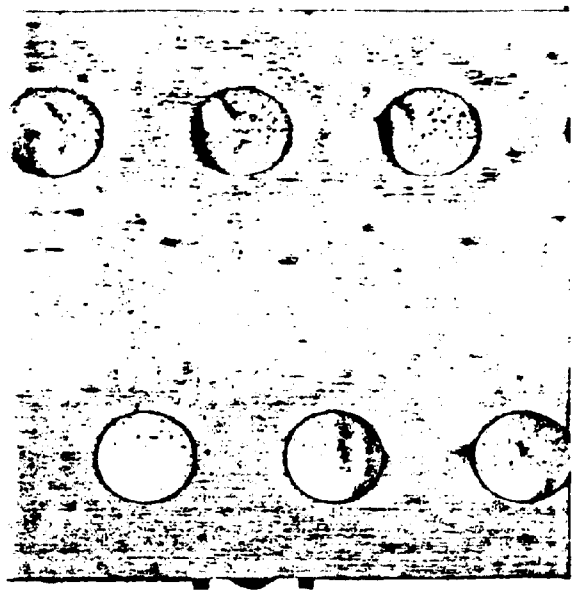
RECEIVED OF _____

FOR _____

BOOK 9876 PG 522

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 475000.00
CON TX 1757.50
PRFEE 1.00
[illegible] 8.00
TOTAL 1766.50
CHECK 1766.50

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

12/04/95 01 11:16 0001 4189

0128308
IDENTIF. ↑ REFERENCE

95 DEC -4 AM 11:13
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 982688