Box 11

BOOK 10279 PG 98

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 46,900.00

46,900.00 Richard Manson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF November, 19 96

Notary Public

MY COMMISSION EXPIRES: July 24, 1999
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
LAW OFFICE OF RICHARD MANSON, 1314 Fifth Ave. North, Suite 300, Nashville, Tennessee 37208-2726

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
William C. Howse, Jr. (NAME)	Pacific Southwest Bank (NAME)	81-10-96
2502 Santi Avenue (ADDRESS)	4144 N. Central Expwy, Ste 160 (ADDRESS)	
Nashville, TN 37208 (CITY) (STATE) (ZIP)	Dallas, Texas 75204 (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, Annie Louise Crenshaw, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO William C. Howse, Jr. and wife, Carolyn Howse

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 part of Lot No. 7 in the Cobb's Subdivision of Lot No. 6 of the Bosley Tract, a plan of which is of record in Book 161, Page 155, Register's Office for said County.

Beginning at a stake in the northerly margin of Rose Street, 388 feet from the westerly margin of 24th Avenue North and running along said street in an easterly direction 50 feet to a point; thence northwardly 150 feet to a point; thence westwardly 50 feet to a point; thence southwardly 150 feet to the beginning, containing 7500 square feet.

Being the same property conveyed to Samuel Luke Crenshaw and wife, Annie L. Crenshaw by deed from Robert Carney and wife, May Doll Carney, of record in Book 2597, Page 116, Register's Office for Davidson County, Tennessee. The said Samuel Luke Crenshaw having since died.

unimproved ( )
This is improved (X) property, known as 2502 Santi Avenue, Nashville, TN 37208
(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 27th day of November 19 96

Annie Louise Crenshaw

Annie Louise Crenshaw

BOOK 10279 PG 99

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 Annie Louise Crenshaw, unmarried

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 27th day of November, 96.

Commission expires July 24, 1999

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_____.

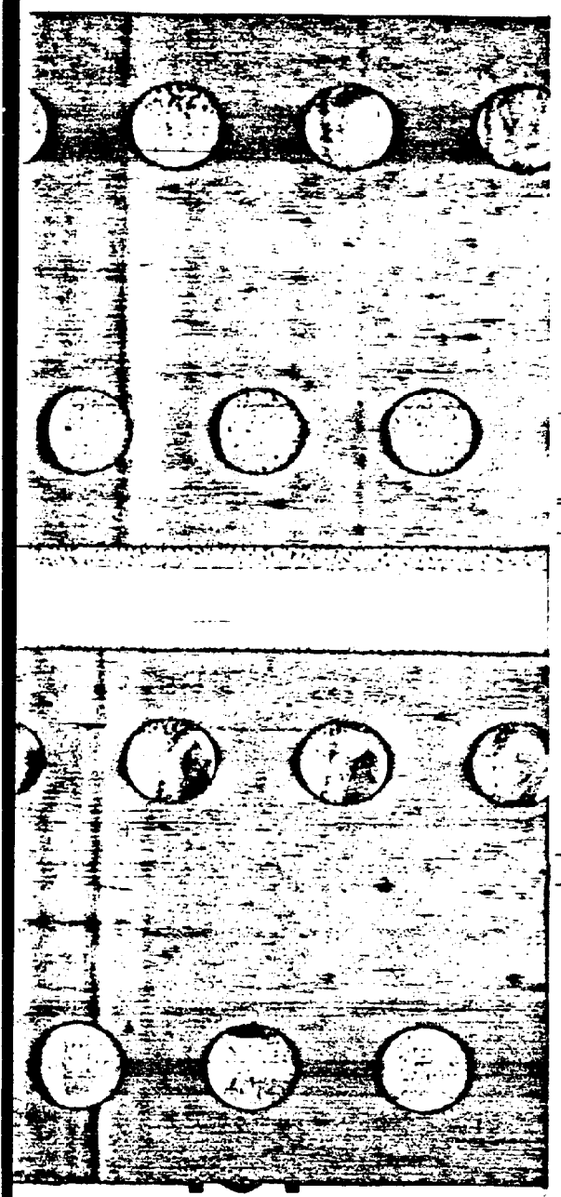
My commission expires _____

Notary Public

0252307
IDENTIF. & REFERENCE

96 DEC -3 PM 4:06
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

1631 12/03 0101 03CHECK 182.53



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10279 PG 100

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 46900.00
CON TX 173.53
PRFEE 1.00
WDEED 8.00
TOTAL 182.53
CHECK 182.53

12/03/96 01 16:09 0001 1631

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0252307
IDENTIF. & REFERENCE

96 DEC -3 PM 4:06

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1094299