File Box 9-B
First Title and Escrow Company, Inc.

WARRANTY DEED

THIS INSTRUMENT PREPARED BY

George E. Mudter, Jr., Atty.
2000 Richard Jones Rd., Ste. 110
Nashville, Tennessee 37215

BOOK 10314 PG 190

#14294

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
CARL W. STRATTON	NEW OWNER	116-11
(NAME)	(NAME)	
310 Walnut Drive		72
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee 37205		BM755
(CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN 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, ESTATE OF MORTON B. HOWELL, III

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO CARL W. STRATTON AND WIFE, KATHLEEN WALSH STRATTON

HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS, 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 Lot No. 21 on the Plan of Walnut Grove Subdivision, as of record in Plat Book 974, page 2, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Morton B. Howell, III and wife, Patsy T. Howell by Installment deed from Nancy W. Howell of record in Book 6526, page 45, said Register's Office. Morton B. Howell, III and Patsy T. Howell have since been divorced by final decree in the Fourth Circuit for Davidson County, Tennessee, Docket No. 89D-3150, dated December 12, 1989, a certified copy of which is of record in Book 8174, page 544, Register's Office for Davidson County, Tennessee. Patsy T. Cannon (formerly Patsy T. Howell) has subsequently conveyed her interest in said property to Morton B. Howell, III by Quitclaim deed of record in Book 9168, page 557, Register's Office for Davidson County, Tennessee. Morton B. Howell, III has since died.

This conveyance is made subject to: (1) 1997 Taxes, which have been prorated and assumed by the Grantees; (2) Easements of record in Book 5786, page 998; and (3) All matters appearing on the Plan of record in Plat Book 974, page 2, said Register's Office.

IDENTIF. & REFERENCE 026453

97 JAN -8 AM 9:41
FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.

unimproved ( )
This is improved (XX) property, known as 310 Walnut Drive, Nashville, Tennessee 37205

TO HAVE AND TO HOLD the said tract or parcel of land, with the apurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors, 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, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors, 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.

In witness whereof, the GRANTORS have hereunto set their hands (if a corporation, has caused its name to be signed hereto by its duly authorized officer) on this 3rd day of January, 19 97

ESTATE OF MORTON B. HOWELL, III
By: William W. Howell, executor
WILLIAM W. HOWELL, EXECUTOR

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 10314 PG 191

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, WILLIAM W. HOWELL, EXECUTOR with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand at office, this 3rd day of January 19 97

My commission expires 9/23/2000 Notary Public

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, WILLIAM W. HOWELL with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the EXECUTOR of ESTATE OF MORTON B. HOWELL, III the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand at Office, this 3rd day of January, 19 97

My commission expires _____ Notary Public _____

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 284,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF January 19 97

MY COMMISSION EXPIRES: 9/23/2000 (AFFIX SEAL)

Notary Public

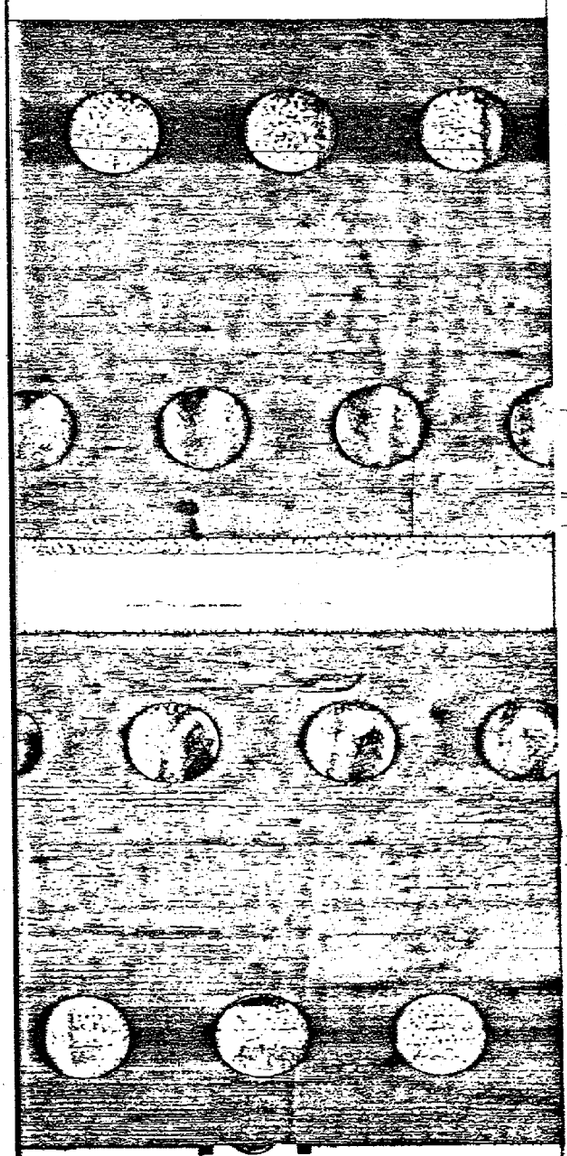
WARRANTY DEED

FROM ESTATE OF MORTON B. HOWELL, III

TO CARL W. STRATTON AND WIFE, KATHLEEN WALSH STRATTON

08'1659 1059 01/01 08/10 03

PLEASE RETURN TO:
First Title & Escrow Company, Inc.
Suite 11C The Paddock
229 Ward Circle
P.O. Box 926
BRENTWOOD, TENNESSEE 37024-0926



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10314 PG 192

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	
				284000.00
			CON TX	1050.80
			PRFEE	1.00
			WDEED	8.00
			TOTAL	1059.80
			CHECK	1059.80
01/08/97	01	09:41	0001	3003

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0262453

IDENTIF. # REFERENCE

97 JAN -8 AM 9:41

FELIX Z. WILSON II REGIST
DAVIDSON COUNTY, TN.

No. 1105532