This Instrument Prepared By:
HAROLD REEVES, ATTORNEY P.C.
640 Spence Lane, Suite 218
Nashville, TN 37217
(615) 361-6679

File Box 24

BOOK 10369 PG 430

ADDRESS NEW OWNER:
Villas of Lakemeade, Inc.
Filbert J. Martocci Jr.
P. O. Box 788
MADISON TN 37116

SEND TAX BILL:
To Owner

MAP AND PARCEL:
MAP 53-8
PARCEL 18
LW-01835

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, Clifford O. Howard, unmarried hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto Villas of Lakemeade, Inc., and Filbert J. Martocci, Jr., as to a one-half undivided interest each, 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:

BEING Lot No. 7 in Block 14, on the Plan of Dabbs & Elliott's Subdivision No. 2 at Dupontonia (now Lakewood), Old Hickory, TN, of record in Plat Book 547, Page 127, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

EASEMENT: Grantee, his heirs or assigns shall have the use and benefit of and is hereby granted an exclusive easement 6 feet in width extending eastwardly from the west boundary line of Lot No. 8, running from 24th Street to an alley at the rear of said lot on the Plan of Dabbs & Elliott's Subdivision of record in Book 547, Page 127, said Register's Office, for ingress and egress and for maintenance of Lot No. 7 on said plan, and the improvements thereon.

Being the same property conveyed to Clifford O. Howard, by deed from Jason Meeks and Tammy Glasgow of record in Book 10352, Page 318, Register's Office for Davidson County, Tennessee.

This is the same description as in previous deed of record.

Subject to any and all matters as they appear on the Plan of record in Book 547, Page 127, said Register's Office. This Property is conveyed "AS IS, WHERE IS" and is subject to any and all easements of record.

Taxes for 1997 have been pro-rated and assumed by Grantee(s).

This is improved property known as 301 24th Street, Old Hickory, TN 37138.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Villas of Lakemeade, Inc., and Filbert J. Martocci, Jr. their successors, heirs and assigns, forever; and I, Clifford O. Howard, unmarried do covenant with the said Grantees that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it; and I do further covenant and bind myself, my 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 shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this the 21st day of February, 1997.

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Clifford O. Howard

Clifford O. Howard

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Clifford O. Howard, unmarried the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within Warranty Deed for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this the 21st day of February, 1997.

Gene N. Floyd

NOTARY PUBLIC

My Commission Expires: 3/22/97

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 55,000.00.

Gary J. Taffet

AFFIANT

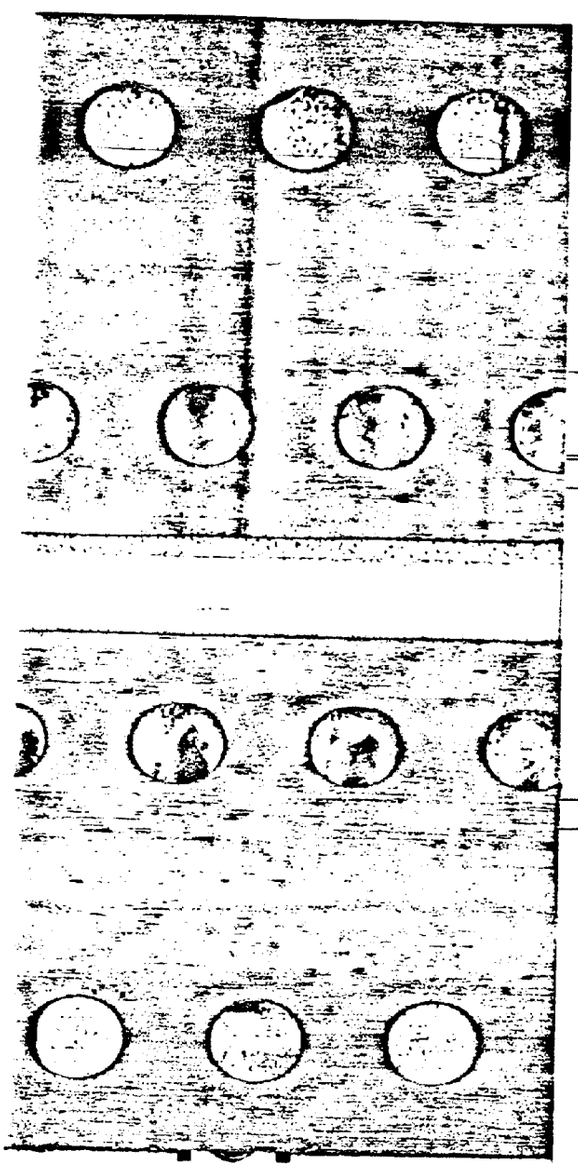
Subscribed and sworn to before me this 21st day of February, 1997.

Gene N. Floyd

NOTARY PUBLIC
My Commission Expires: 3/22/97

0095 02/26 0101 03CHECK 212.50

0276494
IDENTIF. ↑ REFERENCE



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10363 PG 432

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 55000.00
CON TX 203.50
PRFEE 1.00
WDEED 8.00
TOTAL 212.50
CHECK 212.50

02/26/97 01 10:38 0001 0095

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0276494
IDENTIF. ↑ REFERENCE

No. 1120518