Bc x 11

WARRANTY DEED

BOOK 10367 PG 248

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 78,000.00

Willa M. Howard
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF February 19 97

Notary Public

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

THIS INSTRUMENT WAS PREPARED BY
BICENTENNIAL TITLE & ESCROW, 1314 Fifth Ave. North, Suite 300, Nashville, Tennessee 37208-2726

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Willa M. Howard (NAME)	SunTrust Bank, Nashville, N.A. (NAME)	59-9-74
4044 Kings Circle (ADDRESS)	P.O. Box 305110 (ADDRESS)	
Nashville, TN 37218 (CITY) (STATE) (ZIP)	Nashville, TN 37230-5110 (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, Evelyn W. Brown , unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Willa M. Howard , married

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 Lot No. 105 on the Plan of Haynes Estates, Section 2, as of record in Book 4175, page 13, Register's Office for said County.

Said Lot No. 105 fronts 65.78 feet on the easterly side of Kings Circle and runs back between lines, 148.49 feet on the northerly line and 130.13 feet on the southerly line to a line at the rear on which it measures 110.92 feet.

Being the same property conveyed to Lottie Ray Woodard and Frank L. Woodard, both unmarried by deed from Joan S. Woods, of record in Book 7205, page 464, said Register's Office. The said Lottie Ray Woodard died intestate on July 6, 1991 and Frank L. Woodard died intestate on August 15, 1996., as evidenced by an Affidavit of Heirship being recorded simultaneously herewith.

unimproved ( )
This is improved (X) property, known as 4044 Kings Circle, Nashville, TN 37218
(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~~ 24 day of February 19 97

Evelyn W. Brown
Evelyn W. Brown

New York

STATE OF ~~TENNESSEE~~

COUNTY OF ~~DAVIDSON~~ Suffolk

BOOK 10367 PG 249

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Evelyn W. Brown

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 ~~XXXXXXXXXX~~ ~~XXXXXX~~, this 24 ~~27th~~ day of February 19 97.

Commission expires 8/10/98

Notary Public

David C. Vitale
Notary Public State Of New York
No. 5000232
Qualified In Suffolk County
Commission Expires Aug. 10, 1998

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

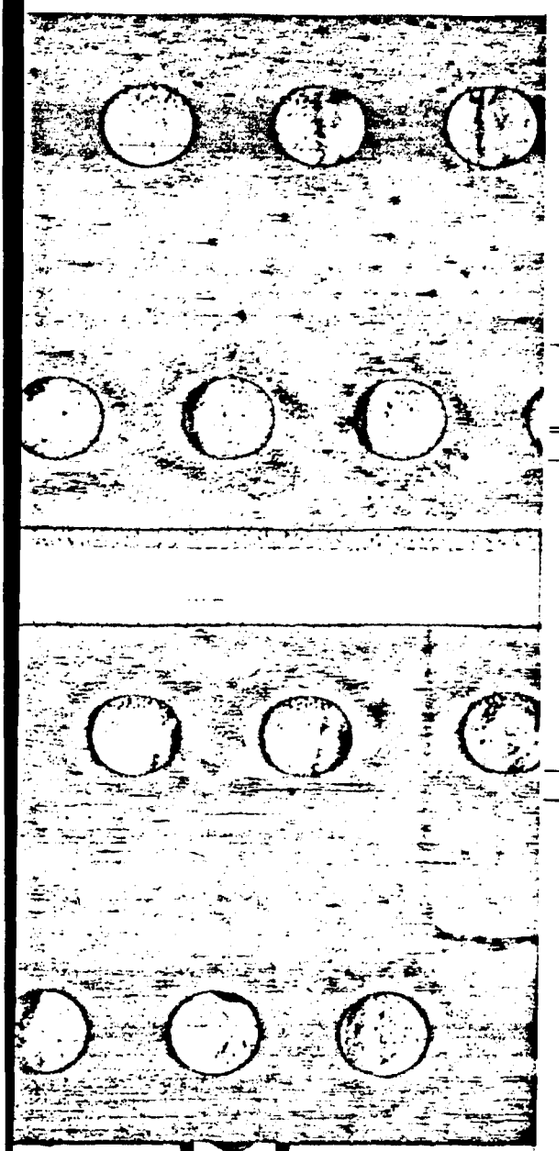
0278496

IDENTIF. & REFERENCE

97 MAR -4 AM 10:44

FELIX A. WILSON, REGISTER
DAVIDSON COUNTY, TN.

2264 03/04 0101 03CHECK 297.60



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____ BOOK 10367 PG 250

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 78000.00
CON TX 288.60
PRFEE 1.00
WDEED 8.00
TOTAL 297.60
CHECK 297.60

03/04/97 01 10:49 0001 2264

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0278496
IDENTIF. & REFERENCE

97 MAR -4 AM 10:44
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1122658