WARRANTY DEED

~~PREPARED BY:~~ RETURN TO:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE.
NASHVILLE, TN 37203

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 110,000.00
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF February 19 97
Notary Public
MY COMMISSION EXPIRES: 2-4-99
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Premier Title & Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, Tennessee 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
David Y. Fields (NAME)	SunTrust Bank (NAME)	MAP 128-11
536 Holt Valley Road (ADDRESS)	P.O. Box 305110 (ADDRESS)	PARCEL 10
Nashville, Tennessee 37221 (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, Jackie W. Howard and wife, Gina M. Perez Howard

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO David Y. Fields, unmarried

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. 31 on the Plan of Holt Meadows, of record in Plat Book 4300, page 174, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Jackie W. Howard and wife, Gina M. Perez Howard, by deed from Lorene Morgan Ferguson, a married woman, of record in Book 9799, page 60, re-recorded in Book 10367, page 395, said Register's Office.

This conveyance is subject to (a) 1997 real property taxes which have been prorated and assumed by the grantee(s); (b) all matters appearing on the plan of record in Book 4300, page 174, said Register's Office; and (c) restrictive covenants contained in instrument of record in Book 4767, page 930, said Register's Office.

unimproved ( )
This is improved (X) property, known as 536 Holt Valley Road, Nashville, Tennessee 37221
(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 our hand s this 28th day of February 19 97

Jackie W. Howard

Jackie W. Howard

Gina M. Perez Howard

Gina M. Perez Howard

BOOK 10367 PG 398

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 Jackie W. Howard and wife, Gina M. Perez Howard

the bargainor S with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 28th day of February, 19 97.

Commission expires 5-5-99

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_____.

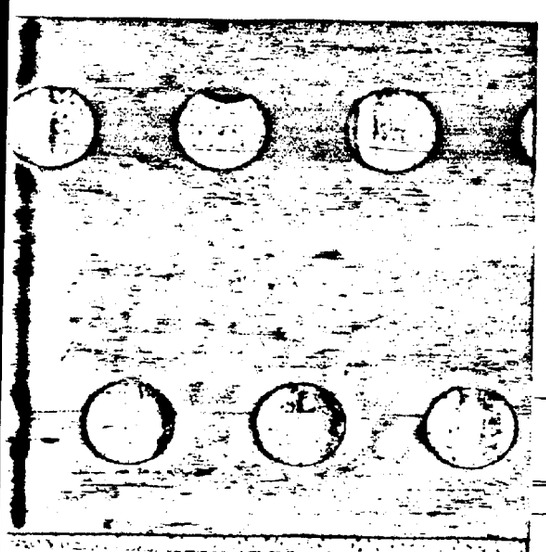
My commission expires _____

Notary Public

2312 03/04 0101 03CHECK 416.00

027854 I
IDENTIF. & REFERENCE

97 MAR -4 PM 12:21
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.



OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10367 PG 399

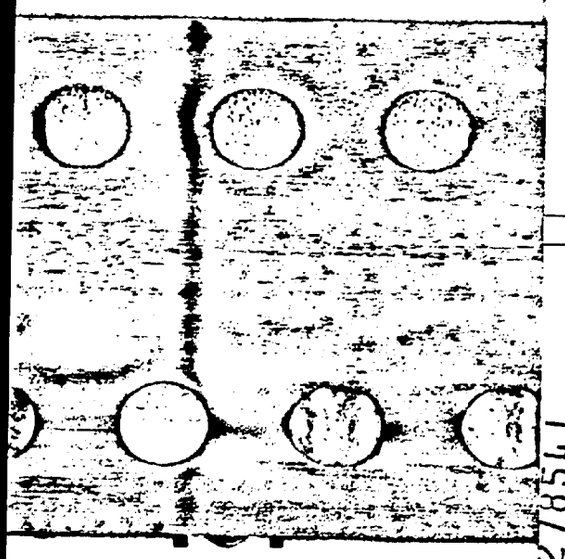
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 110000.00
CON TX 407.00
PRFEE 1.00
WDEED 8.00
TOTAL 416.00
CHECK 416.00

03/04/97 01 12:26 0001 2312

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



U278541
IDENTIF. ↑ REFERENCE

97 MAR -4 PM 12:21
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1122705