BOOK 10431 PG 354

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $44,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 25TH DAY OF APRIL, 1997.

Notary Public

MY COMMISSION EXPIRES: November 27, 1999

(AFFIX SEAL)

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
CHARLES R. HAILEY ET UX	SAME	91-11-218
(NAME) **5108 GEORGIA AVENUE**	(NAME)	
(ADDRESS) **NASHVILLE, TENNESSEE 37209**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP) 4231	04/28 0101 03CHECK 183.80

WARRANTY DEED

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, **BENJAMIN H. HOWARD, UNMARRIED, AND THOMAS F. HOWARD, UNMARRIED, JUDY DIANE STEWART, THOMAS R. HOWARD, CHARLES S. HOWARD AND BENJAMIN H. HOWARD, ALL BEING THE HEIRS AT LAW OF EDNA HOWARD,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **CHARLES R. HAILEY AND WIFE, REBECCA J. HAILEY** , 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 Lots Nos. 1017 and 1019 of Block 157, Plan No. 1, West Nashville, as of record in Book 57, pages 74 and 75, Register's Office for said County.

Said lots adjoin and front together 50 feet on the north side of Georgia Avenue and extends back northwardly between parallel lines, 150 feet to an alley.

Being the same property conveyed to Edna Howard and son, Benjamin H. Howard, unmarried, by deed from Robert B. Young, Trustee of record in Book 8232, page 135, Register's Office for said County. The said Edna Howard having since died.

This is not the principal residence of any of the grantors herein.

FELIX Z. WILSON II, REGISTER
DAVIDSON COUNTY, TN
97 APR 28 PM 3:0

PICK-UP

IDENTIF. # REFERENCE 0298687

unimproved ( )
This is improved(X) property, known as 5108 Georgia Avenue, Nashville, TN 37209
(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 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 hands this 25th day of April, 1997.

Benjamin H. Howard By Sydney Wallace
Benjamin H. Howard
By: Sydney Wallace, Attorney In Fact

Thomas F. Howard By Thomas R. Howard
Thomas F. Howard
By: Thomas R. Howard , Attorney In Fact

Judy Diane Stewart
Judy Diane Stewart

Thomas R. Howard
Thomas R. Howard

Charles S. Howard
Charles S. Howard

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, LEE A. COHEN, a Notary Public in and for said County and State, the within named, **Judy Diane Stewart, Charles S. Howard, and Thomas R. 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 25th day of April, 1997

Commission expires:November 27, 1999

Lee A. Cohen
LEE A. COHEN Notary Public

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 25th day of April, 1997, before me personally appeared **Thomas R. Howard, Attorney In Fact, for Thomas F. Howard** to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Thomas F. Howard, and who acknowledged that he executed the same as the free act and deed of Thomas F. Howard.

Witness my hand and official seal at Nashville, Tennessee this 25th day of April, 1997.

Commission expires: November 27, 1999

Lee A. Cohen
LEE A. COHEN Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 25th day of April, 1997, before me personally appeared **Sydney Wallace, Attorney In Fact, for Benjamin H. Howard** to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Benjamin H. Howard, and who acknowledged that he executed the same as the free act and deed of Benjamin H. Howard.

Witness my hand and official seal at Nashville, Tennessee this 25th day of April, 1997.

Commission expires: November 27, 1999

Lee A. Cohen
LEE A. COHEN Notary Public

EXHIBIT "A"
TO
WARRANTY DEED

BOOK 10431 PG 356

FROM: THOMAS R. HOWARD

TO: CHARLES R. HAILEY AND REBECCA J. HAILEY

AFFIDAVIT

The undersigned affiant being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited was executed by the undersigned as Attorney In Fact for the principal thereon shown.

2. That the execution is proper and within the scope of the power of attorney referenced in the instrument.

3. That at the time of execution of said document the Affiant had no knowledge or notice of the termination of the power of attorney, either by revocation or by the principal's death, disability or incapacity.

Further Affiant Saith not.

References to the singular include the plural when applicable.

Thomas R Howard
THOMAS R. HOWARD, Affiant

Sworn to and subscribed before me
on April 25, 1997.

Lee A. Cothern
NOTARY PUBLIC

My Commission Expires: November 27, 1999

EXHIBIT "B"
TO
WARRANTY DEED

BOOK 10431 PG 357

FROM: SYDNEY WALLACE

TO: CHARLES R. HAILEY AND REBECCA J. HAILEY

AFFIDAVIT

The undersigned affiant being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited was executed by the undersigned as Attorney In Fact for the principal thereon shown.

2. That the execution is proper and within the scope of the power of attorney referenced in the instrument.

3. That at the time of execution of said document the Affiant had no knowledge or notice of the termination of the power of attorney, either by revocation or by the principal's death, disability or incapacity.

Further Affiant Saith not.

References to the singular include the plural when applicable.

Sydney Wallace

SYDNEY WALLACE, Affiant

Sworn to and subscribed before me
on April 25, 1997.

Teresa A. Cohen

NOTARY PUBLIC

My Commission Expires: November 27, 1999

THIS INSTRUMENT PREPARED BY:
COHEN & COHEN, ATTORNEYS AT LAW
4908 CHARLOTTE AVENUE
NASHVILLE, TENNESSEE 37209

BOOK 10431 PG 358

AFFIDAVIT

The undersigned affiants being first duly sworn, deposes and says as follows:

1. That we are the heirs at law of Edna Howard, deceased.

2. That we do not reside at the premises known as 5108 Georgia Avenue, Nashville, Tennessee.

3. That at the time of Edna Howard's death, she resided on the premises alone, and since the time of her death, the property has been unoccupied.

Further affiants saith not.

Thomas F Howard By Thomas R Howard
Thomas F. Howard
By: Thomas R. Howard
Attorney In Fact

Benjamin H. Howard by Sydney Wallace
Benjamin H. Howard
By: Sydney Wallace, Attorney In Fact

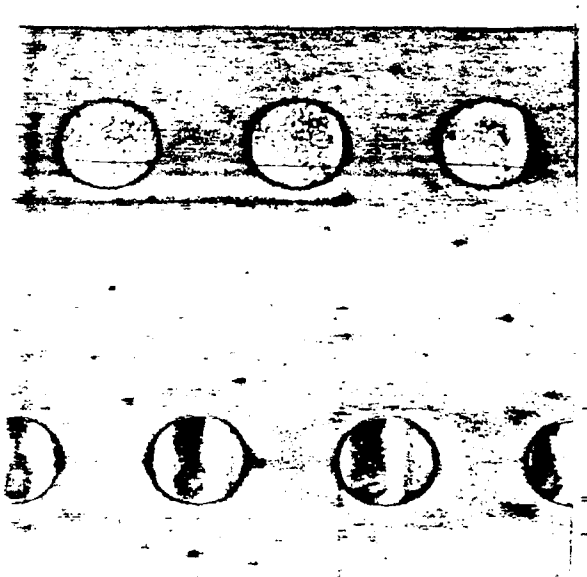
Judy Diane Stewart

Thomas R Howard
Thomas R. Howard

Charles S Howard
Charles S. Howard

Sworn to and subscribed before me
on April 25, 1997.

Lee A. Cohen
Notary Public
My commission expires: November 27, 1999



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

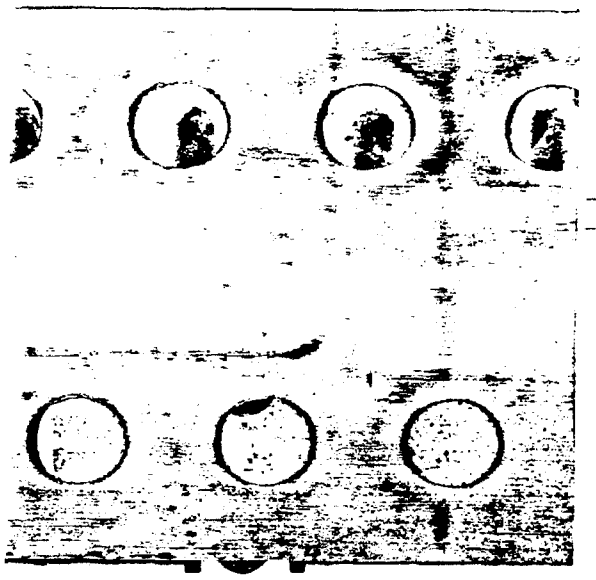
RECEIVED OF _____

FOR _____

BOOK 10431 PG 359

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 44000.00
CON TX 162.80
PRFEE 1.00
WDEED 20.00
TOTAL 183.80
CHECK 183.80

04/28/97 01 15:00 0001 4231

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0298687
IDENTIF. ↑ REFERENCE

97 APR 28 PM 3:00
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1144338