BOOK 10612 PG 545

Rec 59B

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 10,000.00

Fannie Crowder
Affiant

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

Notary Public

MY COMMISSION EXPIRES: March 21, 1998
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE DAVIDSON CO., TENN.

N0897-482C

THIS INSTRUMENT WAS PREPARED BY
SECURITY ESCROW & TITLE CO., 1005 8th Avenue South, Nashville, TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Fannie Crowder (NAME)	~~SAME~~ FANNIE CROWDER (NAME)	MAP 81-3
2140 12th Avenue North (ADDRESS)	529 GLENPARK DR. (ADDRESS)	PARCEL 217
Nashville, TN 37208 (CITY) (STATE) (ZIP)	NASHVILLE TN 37217 (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, Rueben C. Howse, Jr., married

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Fannie Crowder, 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:

BEING all of Lot No. 8 on the plan of John T. Lindsley Company's Resubdivision of the westerly part of Lot No. 29 J.C. Owens Plan of Buena Vista, as shown by plat and survey of record in Plat Book 2083, Page 31, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Said Lot 8 fronts 82 feet on the Northeasterly margin of 12th Avenue North and extends back 73.5 feet between parallel lines to a dead line in the rear Measuring 82 feet thereon.

Being the same property conveyed to Rueben C. Howse and wife, Willie Howse by deed from Webbie Bramley, Wade Thomas, and Annie Mae Parham now Givens of record in 5792, Page 97, Register's Office for said County.

This conveyance is subject to Restrictive Covenants of record in Book 2083, Page 31, Register's Office for said County.

This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, easements and rights-of-way for public utilities of record.

Said Rueben C. Howse, Sr. and Willie Howse having since deceased, and leaving

CONTINUED

unimproved ( )
This is improved (X) property, known as 2140 12th Avenue North, Nashville, TN 37208
(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 3rd day of September 19 97

Rueben C. Howse, Jr.

BOOK 10612 PG 546

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 Rueben C. Howse, Jr., married

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 instrument for the purposes therein contained. Witness my hand and official seal at Nashville Tennessee, this 3rd day of September, 19 97.

Commission expires March 21, 1998

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

LEGAL DESCRIPTION CONTINUATION

said property to Rueben C. Howse, Jr. by Last Will and Testament of Rueben C. Howse, Sr.; said Last Will and Testament being accepted by the probate master on August 23, 1996, Davidson County, Tennessee.

Said Rueben C. Howse, Jr. now married having never used this property as a marital residence.

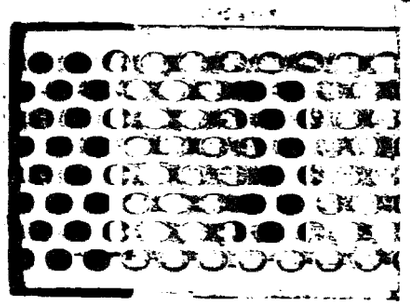
9749 09/17 0101 03CHECK 46.00

97 SEP 17 PM 4:34

REGISTER'S OFFICE
DAVIDSON COUNTY, TN.

0134 9503

IDENTIFICATION REFERENCE



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

RECEIVED OF _____

FOR _____

BOOK 10612 PG 547

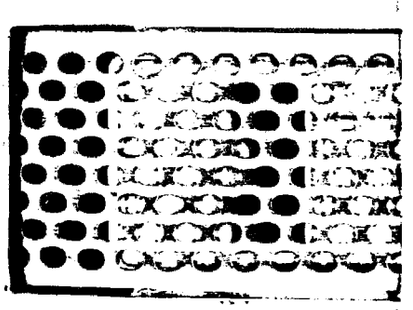
CO - CONVEYANCE	CC - CERTIFIED COPY		MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE		CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE		MO TX - STATE TAX MORT
TD - TRUST DEED			PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 10000.00
CON TX 37.00
PRFEE 1.00
WDEED 8.00
TOTAL 46.00
CHECK 46.00

09/17/97 01 16:36 0001 9749

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0349583
IDENTIFICATION REFERENCE

97 SEP 17 PM 4:34

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 1199164