BOOK 10613 PG 551

FILE BOX 45

This Instrument Prepared By:
Broker's Escrow Services, Inc.
207 Donelson Pike
Nashville, Tennessee 37214

ADDRESS NEW OWNER:
ISAAC L. HOWARD
525 Hogan Road
Nashville, TN 37220

MORTGAGEE:
Regions Mortgage, Inc.
605 South Perry Street
Montgomery, AL 36104

SEND TAX BILL TO:
To Mortgagee
Regions Mortgage, Inc.
605 South Perry Street
Montgomery, AL 36104
MAP **146-15**
PARCEL **122**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **ELLEN LOCKE, a widow,** hereinafter called the GRANTOR, has bargained and sold, and by these presents, do transfer and convey unto **ISAAC L. HOWARD,** and Wife, Donna M. Howard, hereinafter called the GRANTEE, his heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 11 on the Plan of Brentwood Hall, Section I, of record in Book 2083, Page 18, Register's Office for Davidson County, Tennessee.

Said Lot No. 11 begins at a point in the Southerly margin of Hogan Road, the common front corners of Lot Nos. 11 and 10; thence Southerly 100.1 feet to a point; thence 155.2 feet North 89° 45' West to a point in the Easterly margin of Overton Road; thence 77.2 feet North 1° 28' East along Overton Road to a point, the beginning of a curve; thence 39.3 feet around said curve, having a radius of 25 feet to a point in the Southerly margin of Hogan Road; thence 128 feet along Hogan Road to the point of beginning.

Being the same property conveyed to Ellen A. Spicer by deed from A. D. Hewlett and wife, Frances H. Hewlett of record in Book 4806, Page 758, Register's Office for Davidson County, Tennessee. The said Ellen Spicer since remarried and is known as Ellen Locke, however, her husband, Charles Locke, has since passed away.

This is improved property known as 525 Hogan Street, Nashville, TN.

Taxes for the current year have been settled between the parties. This conveyance is also made subject to the following matters:

1. Restrictive Covenants of record in Book 2088, Page 637, amended in Book 2139, Page 325, Register's Office for Davidson County, Tennessee.

2. Setback lines, owners certificate, easements and other encumbrances contained in the Plan of record in Plat Book 2083, Page 18, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, his heirs and assigns, forever and GRANTOR does covenant with the said GRANTEE that she is lawfully seized and possessed of said

land in fee simple, have a good right to convey it, and warrant that the same is unencumbered unless otherwise herein set out and GRANTOR does further covenant and bind herself, her heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his heirs and assigns, against the lawful claims of all persons whomsoever.

FILE COPY

WITNESS our hands this the 17th day of September, 1997.

Ellen Locke
ELLEN LOCKE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **ELLEN LOCKE**, 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 Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal at office this 17th day of September, 1997.

Patricia Nichols
NOTARY PUBLIC

NOTARY PUBLIC AT LARGE

My Commission Expires: 3/24/01

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual value or consideration, whichever is greater, for this transfer is $109,000.00.

Grace L Howard
AFFIANT

Subscribed and sworn to before me on this 17th day of September, 1997.

Patricia Nichols
NOTARY PUBLIC

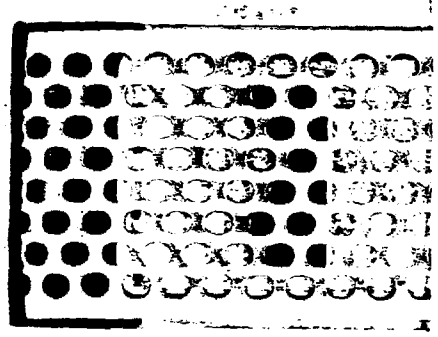
My Commission Expires: 3/24/01

PATRICIA NICHOLS NOTARY PUBLIC AT LARGE

0349941
IDENTIF. ↑ REFERENCE

97 SEP 18 PM 1:43
FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TN.

0113 09/18 0101 03CHECK 412.30



OFFICIAL RECEIPT

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

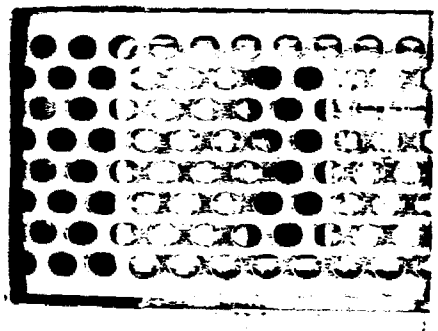
RECEIVED OF _____

FOR _____ BOOK 10613 PG 553

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	CAMT TOTAL PAID
			109000.00	
			CON TX 403.30	
			PRFEE 1.00	
			WDEED 8.00	
			TOTAL 412.30	
			CHECK 412.30	
09/18/97	01	13:46 0001	0113	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0349941
IDENTIF. ↑ REFERENCE

97 SEP 18 PM 1:43
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No.1199525