BOOK 10667 PG 279

BOX #19B
G#97-10-64K

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 71,000.00

Lois Holcombe Howell
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
31st DAY OF October 19 97

Notary Public

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

PETER WEISS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

THIS INSTRUMENT WAS PREPARED BY
PETER WEISS, ATTORNEY AT LAW, 761 Old Hickory Blvd, Suite 102, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO: MORTGAGEE:	MAP-PARCEL NUMBERS
LOIS HOLCOMBE HOWELL	MortgageSouth Corporation	MAP 034-03
(NAME)	(NAME)	
113 Oak Park Lane	104 Woodmont Blvd, Suite 402	PARCEL 088
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	Nashville, TN 37205	FB #10D-43042
(CITY) (STATE) (ZIP)	(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~~ I, NEVIN H. DOWNS, MARRIED

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO LOIS HOLCOMBE HOWELL, 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. 1-A on the Plan of the Zone Lot Division of Lots 1 and 2, Oak Park Subdivision, of record in Book 6050, Page 255, as amended in Book 6900, Page 72, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING part of the same property conveyed to David L. Kelley and Nevin H. Downs, by Deed from Ira R. Logan and wife, Marcia K. Logan, of record in Book 6777, Page 191, Register's Office for Davidson County, Tennessee. Said property was conveyed to David L. Kelley by Quitclaim Deed from Nevin H. Downs, of record in Book 7883, Page 520, said Register's Office; and further conveyed to Nevin H. Downs by Quitclaim Deed from David L. Kelley, of record in Book 7911, Page 282, said Register's Office.

THIS conveyance is subject to restrictive covenants of record in Book 6900, Page 72, said Register's Office; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and paid by the Grantor herein.

THE ABOVE DESCRIBED PROPERTY IS NOT NOW NOR EVER HAS BEEN THE PRINCIPAL PLACE OF RESIDENCE OF THE GRANTOR HEREIN.

This is unimproved ( ) improved (X) property, known as 113 Oak Park Lane, Madison, TN 37115
(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 31st day of October 1997

Nevin H. Downs

NEVIN H. DOWNS

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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 NEVIN H. DOWNS, 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 Brentwood, Tennessee, this 31st day of October 1997.

Commission expires July 24, 1999

Katherine Goodson
Notary Public

KATHERINE GOODSON NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

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

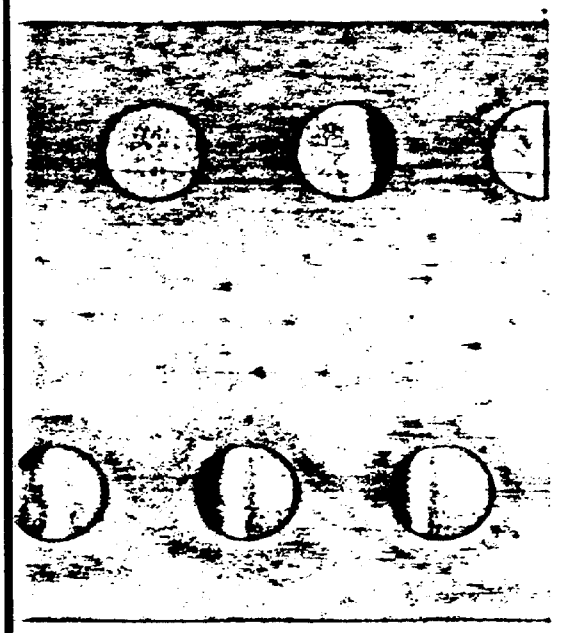
0365229

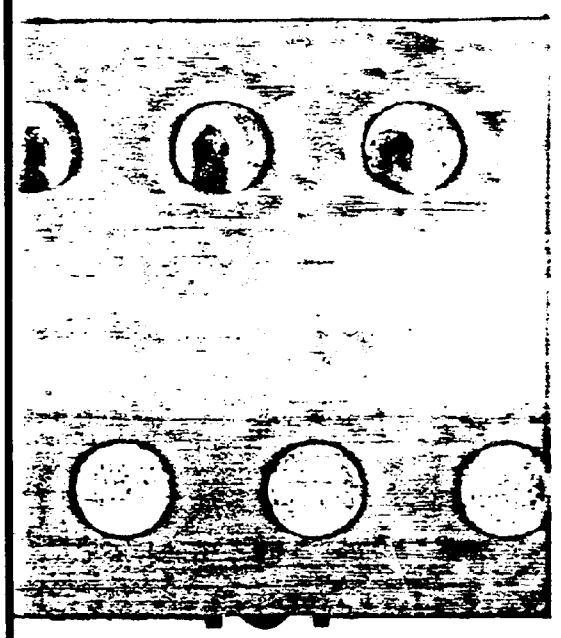
97 NOV -3 PM 12:15

DAVIDSON COUNTY, TN.

6566 11/03 0101 03CHECK 271.70

DCTN01W7





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

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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 71000.00
CON TX 262.70
PRFEE 1.00
WDEED 8.00
TOTAL 271.70
CHECK 271.70
11/03/97 01 12:17 0001 6566

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0365229
IDENTIFICATION REFERENCE

97 NOV -3 PM 12:15
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1215780