22

BOOK 10735 PG 448

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 80,000.00

Vandeleer Brown JR
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF December 19 97

I. DYKE TATUM
Notary Public

MY COMMISSION EXPIRES: May 27, 2001
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
TATUM & JONES, ATTORNEYS, 2001 CHARLOTTE AVENUE, SUITE 200, NASHVILLE, TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
VANDELEER BROWN, JR. (NAME)	MORTGAGE PORTFOLIO SERVICES (NAME)	59-14-114
764 RINGGOLD DRIVE (ADDRESS)	4144 N. CENTRAL EXPRESSWAY, #900 (ADDRESS)	13DA-34095
NASHVILLE, TN 37207 (CITY) (STATE) (ZIP)	DALLAS, TX 75204 (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, GEORGE HADLEY HOWARD, JR. AND WIFE, DEBORAH D. HOWARD

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO VANDELEER BROWN, JR. AND WIFE, GLORIA F. BROWN

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. 58, on the Plan of HAYNES MANOR, SECTION 1, of record in Book 3600, page 85, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to GEORGE HADLEY HOWARD (SR) and wife, NANNIE LEE HOWARD, by deed from Proctor Homes, Inc., of record in Book 4002, page 663, Register's Office for DAVIDSON County, Tennessee. The said GEORGE HADLEY HOWARD (SR) predeceased NANNIE LEE HOWARD. The said NANNIE LEE HOWARD has since died testate; and by Will of record in Will Book 215, page 477, Probate Office for DAVIDSON County, Tennessee, subject property was devised to GEORGE HADLEY HOWARD, JR.

The property herein conveyed is subject to restrictive covenants of record in Book 3829, page 720 and Book 3840, page 404, said Register's Office, and to the matters set forth in the above referenced plan of record.

SOURCE OF DESCRIPTION: Survey dated December 5, 1997, made by:
LESLIE FLOWERS, License No. 1659
JOHN KOHL & COMPANY, P.C.
400 Seventh Avenue South
Nashville, TN 37203

unimproved ( )
This is improved (X) property, known as 764 RINGGOLD DRIVE, NASHVILLE, TN 37207
(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 24th day of December 19 97

GEORGE HADLEY HOWARD, JR.

Deborah D. Howard
DEBORAH D. HOWARD

BOOK 10735 PG 449

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 GEORGE HADLEY HOWARD, JR. AND WIFE, DEBORAH D. 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 24th day of December 19 97.

Commission expires May 27, 2001

I. DYKE TATUM
Notary Public

NOTARY PUBLIC AT LARGE

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_____.

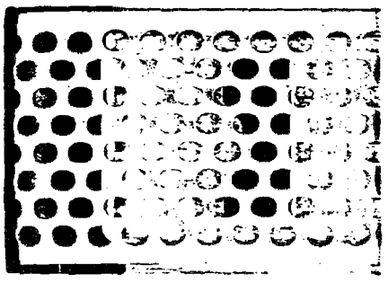
My commission expires _____

_____
Notary Public

0383956
IDENTIF. # REFERENCE

97 DEC 29 PM 12:32
FELIX A. [illegible] REGISTER
DAVIDSON COUNTY, TN.

5341 12/29 0101 03CHECK 305.00



OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

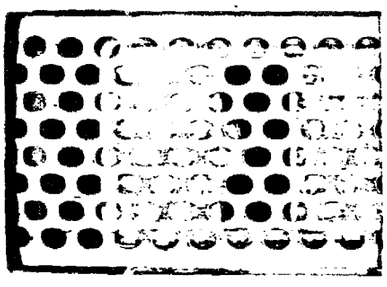
BOOK 10735 PG 450

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	80000.00
CON TX	296.00
PRFEE	1.00
WDEED	8.00
TOTAL	305.00
CHECK	305.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 12/29/97 01 12:32 0001 5341



0383956
IDENTIF. ↑ REFERENCE

97 DEC 29 PM 12:32
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1236051