Bk62

This instrument prepared by:
SHERRARD & ROE, PLC (MGK)
424 Church Street, Suite 2000
Nashville, Tennessee 37219

10859-383

WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map/Parcel Nos.
Sarah M. Howell 700 Crescent Road Nashville, Tn 37105	Same	Map 116-04/ 115 and 116

FOR AND IN CONSIDERATION of Ten Dollars ($10.00) cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, I, George F. McCanless, Jr., a married man, (hereinafter referred to as the "Grantor"), do hereby, transfer and convey my one-half undivided interest in and to certain real estate hereinafter described unto Sarah McCanless Howell, a single woman, (hereinafter referred to as the "Grantee"), being a tract or parcel of land in the County of Davidson, State of Tennessee (hereinafter referred to as the "Property"), and more particularly described as follows:

See Exhibit "A" attached.

This is improved property known as 700 Crescent Road, Nashville, Tennessee 37205.

Christel L. McCanless, spouse of George F. McCanless, Jr., joins in this conveyance to convey all of her right, title and interest in the Property which she may have due to her marital status.

TO HAVE AND TO HOLD said real property with the appurtenances, estate, title, and interest thereto belonging to the said Grantee, and the Grantee's heirs, successors and assigns forever. Grantor covenants that he is lawfully seized and possessed of the real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for those Permitted Exceptions set forth on Exhibit "B". Excepting only the Permitted Exceptions, Grantor further covenants and binds himself, and his heirs, successors and assigns, to warrant and forever defend the title to the Property to the Grantee and to the Grantee's heirs, successors, and assigns against the lawful claims of all persons whomsoever.

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IN TESTIMONY WHEREOF, Grantor has executed this deed on the 25th of March 1998.

George F. McCanless, Jr.

Christel L. McCanless

STATE OF ALABAMA)
)
COUNTY OF Madison)

Before me, JOAN SONS, a Notary Public in and for the County and State aforesaid, personally appeared George F. McCanless, Jr. and wife, Christel L. McCanless, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), the within named bargainor, and who upon oath acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, at office in Huntsville, Alabama, this 25th day of March, 1998.

Notary Public

My Commission Expires:
6-25-2001

154218.01 3869-0001

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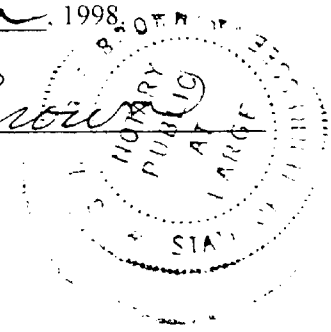
STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value for this transfer of property is $155,000.00 and no other monetary consideration.

Michael G. Kaplan
AFFIANT

Sworn to and subscribed before me this 26TH day of March, 1998.

Sandra F Brown
Notary Public



My Commission Expires:

March 24, 2001

154218.01 3869-0001

Exhibit "A"

Being Lot Nos. 26 and 25, on the Plan of Clearview Subdivision, of record in Plat Book 843, page 8, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate description.

Said Lot No. 26 fronts 145 feet on the easterly side of Clearview Drive and runs back 165 feet on the northerly line and 176.7 feet on the southerly line, to a dead line, measuring 35 feet thereon.

According to a survey made by Z. J. Wilkinson, Surveyor, Apirl 19, 1935, said Lot No. 25 fronts 113.1 feet on the easterly side of Crescent Road, formerly Wildwood Avenue, and runs back 176.65 feet on the northerly line and 160.25 feet on the southerly line to a dead line, measuring 94 feet thereon.

Being the same property conveyed to George F. McCanless and wife, Sarah Hardcastle McCanless by deed from Nell H. Burch of record in Book 2301, page 429, Register's Office for Davidson County, Tennessee. George F. McCanless predeceased his wife, Sarah Hardcastle McCanless. Title now vests in George F. McCanless, Jr. and Sarah McCanless Howell pursuant to the Last Will and Testament of Sarah Hardcastle McCanless of record in Will Book 216, page 707, Probate Court for Davidson County, Tennessee.

Exhibit "B"

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Permitted Title Exceptions

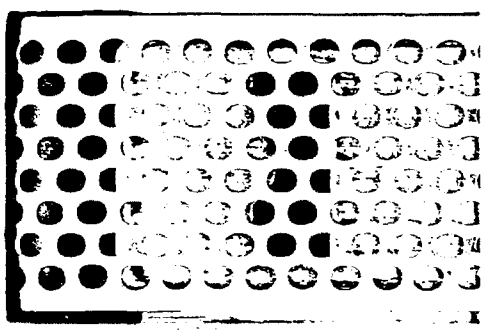
1. Taxes for 1998 and subsequent years.

2. All visible easements and encroachments.

3. Such state of facts as a current survey would disclose.

4. Restrictive covenant contained in deed from H. B. Wilkerson and wife, to Meredith Caldwell and Brownlee O. Currey, of record in Book 790, page 150, said Register's Office.

04 18255
IDENTIF. & REFERENCE
98 MAR 30 PM 12:00
REGISTER
DAVIDSON COUNTY, TN.
2311 03/30 0101 03 CHECK 504.50



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

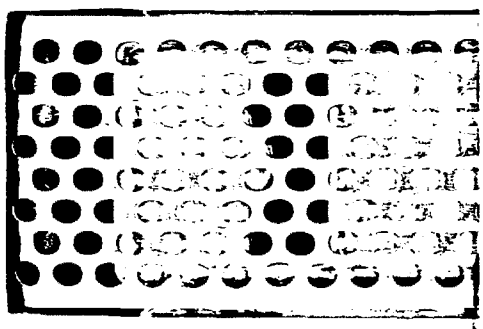
RECEIVED OF _____

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
155000.00
CON TX 572.50
PRFEE 1.00
WDEED 20.00
TOTAL 594.50
[illegible] 594.50

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

03/30/98 01 12:02 0001 2211

04 18255
IDENTIF. ↑ REFERENCE

98 MAR 30 PM 12:00
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1272583