This Instrument Prepared By:
HAROLD REEVES, ATTORNEY P.C.
640 Spence Lane, Suite 218
Nashville, TN 37217
(615) 361-6679

File Box ~~24~~ 59-B

BOOK 10887 PG 92

ADDRESS NEW OWNER:
Laura I. Travis and James E. Travis Jr.
3108 Earhart Road
Hermitage, Tennessee 37076

SEND TAX BILL:
New Owners

MORTGAGEE:

MAP AND PARCEL:
MAP 98
PARCEL 25
12th C.D.

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, CLIFFORD O. HOWARD, SR. REVOCABLE LIVING TRUST hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto Laura I. Travis and James E. Travis Jr., both unmarried, as joint tenants with right of survivorship, 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 a certain tract or parcel of land on the westerly margin of Earhart Road; property as described in Book 10656, Page 826, Register's Office for Davidson County, Tennessee; and further described according to a mortgage loan inspection by Campbell, McRae and Associates, Surveying, Inc., 2424 21st Avenue South, Ssuite 201, Nashville TN 37212, License No. 1673, dated March 7, 1998, as follows:

BEGINNING at a point on the westerly margin of Earhart Road and on the southerly margin of I-40 and being the northeast corner of the property described:
Thence, along the westerly margin of Earhart Road S00°41'08"W, 262.46 feet to an iron rod;
Thence, N88°22'40"W, 186.28 feet to a point;
Thence, 89°42'17"W, 659.92 feet to a point;
Thence, S37°54'02"E, 60.07 feet to a point;
Thence, 86°10'11"W, 380.00 feet to a point;
Thence, S14°35'00"E, 49.74 feet to a point;
Thence, S17°52'49"W, 89.43 feet to a point;
Thence, S79°29'39"W, 209.40 feet to a point;
Thence, N19°27'28"W, 99.79 feet to a point;
Thence, N3°16'04'W, 86.94 feet to a point;
Thence, N79°49'08"E, 242.63 feet to a point;
Thence, N05°58'27"W, 151.25 feet to a point;
Thence, N86°16'49"E, 331.09 feet to a point
Thence, N2°13'00"W, 40 feet to a point;
Thence, N86°10'59"E, 900.85 feet to a point in the westerly margin of Earhart Road, being the point of beginning.

RECEIVED FOR REFERENCE
98 APR 15 AM 11:03
FELIX Z. NELSON III REGISTER
DAVIDSON COUNTY, TN.
04257800

Being the same property conveyed to CLIFFORD O. HOWARD, SR. REVOCABLE LIVING TRUST, by deed from Richard K. Gleaves, Sr., and wife, Betty J. Gleaves of record in Book 10656, Page 829, Register's Office for Davidson County, Tennessee.

This is the same description as in previous deed of record.

This conveyance is subject any and all easements of record including a utility easement for a water tank; water line eastment to Cumberland Utility District; and ingress and egress for family cemetary in the westerly part of property.

Taxes for 1998 have been pro-rated and assumed by Grantee(s).

This is improved property known as 3108 Earhart Road, Hermitage, TN 37076.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Laura I. Travis and James E. Travis Jr., both unmarried, their heirs and assigns, forever; and I, CLIFFORD O. HOWARD, SR. LIVING TRUST do covenant with the said Grantees that I an lawfully seized and possessed of said land in fee simple, have a good right to convey it; and I do further covenant and bind myself, my 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 shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

BOOK 10887 PG 93

Witness my hand this the 3rd day of April, 1998.

CLIFFORD O. HOWARD, SR. REVOCABLE LIVING TRUST

Clifford O. Howard Sr., Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me Clifford O. Howard, Sr. 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, and who further acknowledged that he is the Trustee of the maker, or a constituent of the maker, and is authorized by the maker, or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker. Witness my hand, at office, this the 3rd day of April , 1998.

Notary Public

My Commission Expires: 1/27/2001

RODERICK J. NAVIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC

My Commission Expires: ~~1/27/2001~~ 3/24/01

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 129,900.00.

Laura I. Travis
AFFIANT

Subscribed and sworn to before me this 3rd day of April, 1998.

RODERICK J. NAVIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
My Commission Expires: ~~1/27/2001~~ 3/24/01

4366 04/15 0101 03CHECK 489.63

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

RECEIVED OF _____

FOR _____

BOOK 10887 PG 94

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	
				129900.00
			CON TX	480.63
			PRFEE	1.00
			WDEED	8.00
			TOTAL	489.63
			CHECK	489.63
04/15/98	01		11:04 0001	4366

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0425780
IDENTIFICATION REFERENCE

98 APR 15 AM 11:03
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1280524