BOOK 10974 PG 979

This instrument prepared by :
Frontier Title & Escrow, Inc.
109 East Avenue
Goodlettsville, TN 37072

Map: 107
Group: 14
Parcel: 152

Send Tax Bills to :
John D. Monk
1006 Kirby Avenue
Nashville, TN 37217
(address)

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of ONE DOLLAR ($1.00), cash in hand, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, I, Joe Howington, have bargained and sold and by these presents do hereby transfer and convey unto, John D. Monk, his heirs and assigns a certain tract or parcel of land located in Davidson County, Tennessee, bounded and described as follows:

Land in Davidson County, Tennessee, being Lot No. 109 in the Plan of Miro Meadows Subdivision of record in Book 1424, Pages 94 and 95, Register's Office for Davidson County, Tennessee.

Said Lot 109 fronts 70 feet on the easterly side of Kirby Drive and runs back between parallel lines 143 feet to a dead line.

Being the same property conveyed to Joe Howington, unmarried by deed from Elsie B. Sandefur of record in Book 10323, Page 871, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land with the appurutenances, estate, title and interest thereto belonging to the said John D. Monk his heirs and assigns, in fee simple forever.

AND I DO COVENANT with the said John D. Monk, that I am lawfully seized and possessed of said land in fee simple; have a good and lawful right to sell and convey the same, and that said property is free, clear and unencumbered.

AND I DO FURTHER COVENANT and bind myself, my heirs and assigns, to warrant and forever defend the title to said land to the said John D. Monk, his heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS MY HAND this 11th day of June, 1998.

Joe Howington
Joe Howington

98 JUN 12 AM 11:28

PICK-UP

96 06/12 01:01 03CHECK 231.00

0114980

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Michael Perry Davis, a Notary Public within and for the State and County aforesaid, the within named Joe Howington, 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 foregoing instrument for the purpose therein contained.

Witness my hand in Goodlettsville, Tennessee this 10th day of June, 1998.

NOTARY PUBLIC

NOTARY PUBLIC AT LARGE

MY COMMISSION EXPIRES:

Jan 20, 1999

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is ***$60,000.00*** which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Joe Howington
AFFIANT

Subscribed and sworn to before me this the 10th day of June, 1998.

NOTARY PUBLIC

NOTARY PUBLIC AT LARGE

MY COMMISSION EXPIRES :

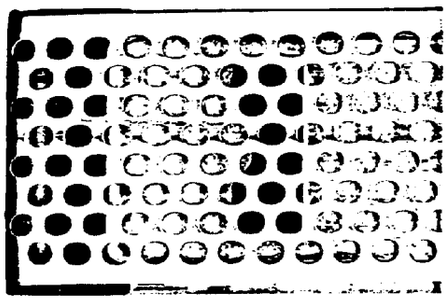
Jan 20, 1999

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE



RECEIVED OF _____

FOR _____

BOOK 10974 PG 981

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

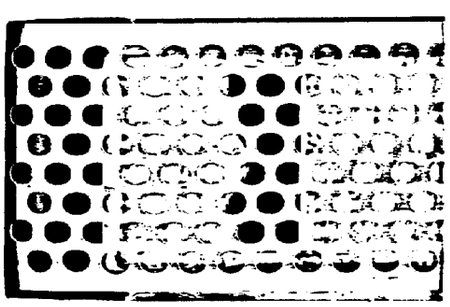
CAMT 60000.00
CON TX 222.00
PRFEE 1.00
WDEED 8.00
TOTAL 231.00
CHECK 231.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

06 12 98 01 11:27 0001 9996

044904

98 JUN 12 AM 11:28



No. 1305870