FILE BOX 45

BOOK 11036 PAGE 385

WARRANTY DEED

ZANA C. PETTY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 79,900.00

James C. Howard
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF July 19 98

Notary Public

MY COMMISSION EXPIRES: 1-20-99
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
METROPOLITAN ESCROW, INC., 217 Pineway Drive, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James C. Howard (NAME)	First American National Bank (NAME)	MAP 95-5-0-A
2104 Farley Place (ADDRESS)	First American Center (ADDRESS)	PARCEL 63 CO
Nashville, TN 37210 (CITY) (STATE) (ZIP)	Nashville, TN 37237 (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, Clyde Powers, Jr., unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James C. Howard, 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:

BEING Lot No. 63, of Belle Acres, Section One, of record in Book 5200, Page 144, Register's Office for Davidson County, Tennessee, described as follows:

SAID Lot No. 63 fronts 55.0 feet along the westerly margin of Farley Place and extends back 53.41 feet along the southerly line and 85.43 feet along the northerly line to a line in the rear on which it measures 63.64 feet.

BEING the same property conveyed to Clyde Powers, Jr. by deed from NationsBank of Tennessee, N. A., of record in Book 10632, Page 864, Register's Office for said County.

This conveyance is subject to Restrictive Covenants and By-Laws of record in Book 5408, Page 360, Register's Office for said County.

3577 07/27 0101 03CHECK 306.63

unimproved ( )
This is improved (X) property, known as 2104 Farley Place, Nashville, TN 37210
(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 July 19 98

Clyde Powers, Jr.
Clyde Powers, Jr.

FILE BOX 45

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Clyde Powers, Jr., unmarried

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 Nashville, Tennessee, this 24th day of July 19 98.

Commission expires 1-20-99

Notary Public

ZANA CREEDY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

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

046713

IDENTIFICATION REFERENCE

98 JUL 27 PM 2:03

ELIX. J. [illegible] REGISTER
DAVIDSON COUNTY, TN.

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

RECEIVED OF _____

FOR _____

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CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 79900.00
CON TX 295.63
PRFEE 1.00
WDEED 8.00
CFEE 2.00
TOTAL 306.63
CHECK 306.63

07/27/98 01 14:05 0001 857

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

04671311
IDENTIF. ↑ REFERENCE

98 JUL 27 PM 2:03

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No.1324210