BOOK 11349 PG. 459

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 145,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF February 19 99

Notary Public

My Commission Expires SEPT. 23, 2000

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Steve Waters, Atty., 1000 Northchase Drive, Suite 100, Goodlettsville, Tennessee 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Aubrey B. Harwell, Jr., Trustee	New Owner (NAME)	MAP 117-12
2000 First Union Tower 150 Fourth Avenue North (ADDRESS)	(ADDRESS)	PARCEL 39
Nashville, TN 37219-2498 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	FB 16DA 06090

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, Patrick B. Howell and wife, Tammy W. Howell

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Aubrey B. Harwell, Jr., Trustee with full power to sell, transfer or convey without the joinder of any beneficiary

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. 32 on the Plan of Hawthorne Subdivision, of record in Book 1424, page 22, Register's Office for Davidson County, Tennessee, described as follows:

Said Lot No. 32 fronts 70 feet on the southerly side of Clifton Avenue and runs back 188.5 feet on the easterly line and 181 feet on the westerly line to a dead line, measuring 70.2 feet thereon.

Being the same property conveyed to Patrick B. Howell and wife, Tammy W. Howell by deed from Charles Andrew Howell, III and wife, Juliet H. Howell of record in Book 7460, page 655, Register's Office, Davidson County, Tennessee.

Patrick B. Howell executed this instrument on behalf of Tammy W. Howell pursuant to a Power of Attorney which is being placed of record currently herewith.

05511385
IDENTIF. & REFERENCE
99FEB22 PM 1:12
REGISTER
DAVIDSON COUNTY, TN.

unimproved ( )
This is improved (X) property, known as 1319 Clifton Lane, Nashville, Tennessee 37215
(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 our hand s this 18th day of February, 19 99

Patrick B. Howell
Tammy W. Howell
By: Patrick B. Howell, Attorney-in-fact

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____ the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____, Tennessee, this _____day of _____19_____.

Commission expires _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ with whom I am personally acquainted and who and _____ 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

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 Patrick B. Howell, the bargainor(s), 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 Goodlettsville, Tennessee, this 18th day of February, 1999.

_____
Notary Public

My Commission Expires:_____

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 Patrick B. Howell with whom I am personally acquainted and who acknowledged that he executed the within instrument on behalf of Tammy W. Howell as her Attorney in Fact as the free act and deed of the within named Tammy W. Howell.

Witness my hand and official seal at Goodlettsville, Tennessee, February 18, 1999.

_____
Notary Public

My Commission Expires 03-7-2001

0362 02/22 0101 03CHECK
547.50

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11349 PG. 461

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	CFEE - COMPUTER FEE	PRFEE - PROBATE FEE

CAMT
145000.00
CON TX 536.50
PRFEE 1.00
WDEED 8.00
CFEE 2.00
TOTAL 547.50
CHECK 547.50
02/22/99 01 13:10 0001 8382

0551385

IDENTIF. ↑ REFERENCE

99FEB 22 PM 1:12

REGISTER
DAVIDSON COUNTY, TN.

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1427604