0637764

...ST EXHIBIT

BOOK 11668 PAGE 938

99 SEP 21 AM 8:15

This instrument was prepared by:	**Gary D. Copas**, Attorney at Law The Lawyers Building, 333 Gallatin Road South Madison, Tennessee 37115

JAMES RONALD PARKER
and **GERALD LEE PARKER**,

Grantors

TO

PIERRE HOWELL and wife,
CARMINA HOWELL,

Grantees

STATE OF TENNESSEE

COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is **$30,000.00**.

SWORN to and subscribed before me on the 13th day of August, 1999.

My commission expires:
3/23/2002

Name and Address of New Property Owner:	Name and Address of Person Responsible For Real Property Taxes:	Map & Parcel Nos.:
Pierre and Carmina Howell	**Pierre and Carmina Howell**	**083-01-0**
202 Hart Lane	**202 Hart Lane**	199.00
Nashville, Tennessee 37207	**Nashville, Tennessee 37207**	

WARRANTY DEED

0504 09/21 0101 03CHECK 130.00

FOR AND IN CONSIDERATION of the sum of Thirty Thousand and No/100 Dollars ($30,000.00) cash in hand paid, the receipt and sufficiency of which are hereby acknowledged, **WE, James Ronald Parker** and **Gerald Lee Parker**, the undersigned *Grantors*, have this day bargained and sold, and do by these presents hereby sell, transfer and convey unto **Pierre Howell** and wife, **Carmina Howell** (hereinafter referred to as the "*Grantees*"), their heirs and assigns, all our interests and title in and to, and do hereby expressly CONVEY to the *Grantees*, their heirs and assigns, a certain tract or parcel of land

together with all improvements and appurtenances thereto lying and situated in Davidson County, Tennessee, described to-wit:

LAND in Davidson County, Tennessee, being Lot No. 4 on the Plan of Granada Place, as of record in Plan Book 3106, page 34, Register's Office for said County.

SAID LOT NO. 4 fronts 61.8 feet on the easterly side of Granada Court and extends back between lines 61.0 feet on the northerly line and 101.8 feet on the southerly line to a dead line in the rear, on which it measures 116.0 feet.

This is **improved** property with the street and post-office address of **1012 Granada Court, Nashville, Tennessee 37206**.

SOURCE OF TITLE AND INTEREST: **BEING** the same property conveyed by deed from Bessie C. Howard to Opal D. Smith, dated January 14, 1976, and recorded on January 14, 1976, in **Book 4988, Page 432**, in the Register's Office of Davidson County, Tennessee. **FURTHERMORE, BEING** the same property conveyed (prior to the foregoing conveyance) by deed from Ray E. Shotwell and wife, Geneva K. Shotwell, to the said Opal D. Smith and the said Bessie C. Howard, of record in **Book 4474, Page 40**, in said Register's Office. The said Opal D. Smith died testate on October 29, 1998, thereby vesting the said property in fee simple in the said James Ronald Parker and the said Gerald Lee Parker, the undersigned *Grantors*, by virtue of the Last Will and Testament of the said Opal D. Smith, admitted to probate on November 25, 1998, in the Probate Court of Davidson County, Tennessee, and entered of record in **Will Book 25, Page 224**, in the Clerk's Office of said Court. The said Will of record in **Will Book 25, Page 224** is the last recorded instrument by which the *Grantors* took the interest and title to and in the said property being hereby conveyed.

The above legal description is the same as in the said deed in Book 4988, Page 432, in the said Register's Office; being the previous deed of record.

TO HAVE AND TO HOLD said real property with all improvements, appurtenances, estate, title and interest thereto belonging to the said *Grantees*, **Pierre Howell and wife, Carmina Howell**, their heirs and assigns in fee simple forever. And WE do **COVENANT** with the said *Grantees* that WE are lawfully seized and possessed of said property; that WE have a good and lawful right to convey it; and that the same is unencumbered. And WE do further **COVENANT** and bind ourselves, our heirs and assigns, to **WARRANT** and forever defend the title to said property to the said *Grantees*, their heirs and assigns, against the lawful claims of all persons whomsoever.

The undersigned *Grantor*, **James Ronald Parker**, furthermore executes, signs, acknowledges and delivers this Deed in his capacity, and pursuant to his office, as Executor and personal representative of the Estate of Opal D. Smith, deceased, to waive and forever relinquish to the *Grantees* all interests, powers and authority which he may have in and to said property hereby conveyed by virtue of said Will.

IN WITNESS WHEREOF, WE have subscribed ours name hereto on this the 13th day of August, 1999, by and through Wm. Lee Horn, Esq., our Attorney-in-Fact, acting pursuant to his office and authority under respective Limited Powers of Record of record in **Book** 1168, **Page** 982, and **Book** 1168, **Page** 985, in said Register's Office.

James Ronald Parker

JAMES RONALD PARKER, *Grantor*

By: Wm. Lee Horn

Wm. LEE HORN, Esq., *Attorney-In-Fact for* **James Ronald Parker**

Gerald Lee Parker

GERALD LEE PARKER, *Grantor*

By: Wm. Lee Horn

Wm. LEE HORN, Esq., *Attorney-In-Fact for* **Gerald Lee Parker**

CERTIFICATES OF ACKNOWLEDGMENT

State of Tennessee)
)
County of Davidson)

On this 13th day of August, 1999, before me, _____, the undersigned Notary Public of the aforesaid County and State, personally appeared **Wm. Lee Horn, Esq.**, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of **James Ronald Parker** and acknowledged that such person executed the same as the free act and deed of **James Ronald Parker**.

WITNESS my hand, at office, this said 13th day of August, 1999.

_____
NOTARY PUBLIC

My commission expires:
3/23/2002

State of Tennessee)
)
County of Davidson)

On this 13th day of August, 1999, before me, _____, the undersigned Notary Public of the aforesaid County and State, personally appeared **Wm. Lee Horn, Esq.**, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of **Gerald Lee Parker** and acknowledged that such person executed the same as the free act and deed of **Gerald Lee Parker**.

WITNESS my hand, at office, this said 13th day of August, 1999.

_____
NOTARY PUBLIC

My commission expires:
3/23/2002

P1.D

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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

BOOK 11663 PAGE 992

06377764

A - ALLIANCE

SSEP 21 01 8:15

CAMT 30000.00
CON TX 111.00
PRFEE 1.00
WDEED 18.00
CFEE 2.00
TOTAL 130.00

CHECK 130.00
09/21/99 01 08:18 0001 0504

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1518451