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BOOK 11691 PAGE 223

PREPARED BY:
COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

WARRANTY DEED

THIS INDENTURE is made and entered into this **29th** day of **September, 1999** between THOMAS E. STEWART, TRUSTEE, WITH FULL POWER TO SELL, MORTGAGE OR CONVEY WITHOUT THE JOINDER OF ANY BENEFICIARY, hereinafter called GRANTOR, and DEANA L. HOWELL, UNMARRIED, hereinafter called GRANTEE.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable considerations, the receipt of which is hereby acknowledged, THOMAS E. STEWART, TRUSTEE, WITH FULL POWER TO SELL, MORTGAGE OR CONVEY WITHOUT THE JOINDER OF ANY BENEFICIARY, hereinafter referred to as GRANTOR, does hereby bargain, sell, transfer and convey unto DEANA L. HOWELL, UNMARRIED, hereinafter referred to as GRANTEE, his/her successors, heirs and assigns, certain real estate located in DAVIDSON County, Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of GRANTOR in and to all buildings and fixtures located on said real estate, and any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (collectively, the "Property"). This conveyance of the "Property" and all covenants and warranties contained herein, are made expressly subject to the exceptions and other matters set forth in Exhibit "B", which is attached hereto and incorporated herein by reference.

This is improved property known as 1427 SHELTON AVENUE, NASHVILLE, TN 37216.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEE, his/her successors, heirs and assigns forever. The GRANTOR covenants and agrees with the said GRANTEE that GRANTOR is lawfully seized and possessed of the said real estate and that GRANTOR has a good and lawful right to sell the same. The GRANTOR further covenants that the same is unencumbered except as otherwise set forth in Exhibit "B".

GRANTOR further covenants and binds HIMSELF, his/her successors, heirs and assigns, to warrant and forever defend the title to said GRANTEE, his/her successors, heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS the hand and seal of GRANTOR on the day and year first above written.

BY: Thomas E. Stewart Trustee
THOMAS E. STEWART, TRUSTEE WITH FULL POWER
Signature of Seller

99OCT-5 PM 2:45
REGISTER'S OFFICE
DAVIDSON COUNTY, TN.

0614338 9

REFERENCE

325.00

$325.00 10/05/99 0101 02CHECK

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, THOMAS E. STEWART, TRUSTEE, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this **29th** day of September, 1999.

Notary Public

My Commission Expires: 5/28/2000

Name and Address of Property Owner:

DEANA L. HOWELL, UNMARRIED
1427 Shelton Ave
~~**2311 McGAVOCK PIKE**~~
NASHVILLE, TN 37216

Property Address:

1427 SHELTON AVENUE
NASHVILLE, TN 37216

Person Responsible for Taxes:

MORTGAGE PORTFOLIO SERVICES, INC.

Map & Parcel #: MAP 72-4, PARCEL 35

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **$84,000.00** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Deana L. Howell
Affiant

Sworn to and subscribed before me, a Notary Public, this **29th** day of **September, 1999.**

Notary Public

My Commission Expires: 5/28/2000

RETURN TO:

COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

EXHIBIT 'A'

LAND in Davidson County, Tennessee, being Lot No. 34 of Block "A" on the Map of Inglewood Gold Club Subdivision, of record in Book 843, page 65, Register's Office for said County.

SAID Lot No. 34 fronts 60 feet on the northerly side of Shelton Avenue and runs back between parallel lines 200 feet to a dead line.

BEING the same property conveyed to THOMAS E. STEWART, TRUSTEE with the full power to sell, mortgage or convey without the joinder of any beneficiary, by Warranty Deed from VELMA MAI ROGERS, of record in Book 11655, PAGE 478, Register's Office for DAVIDSON County, Tennessee.

EXHIBIT 'B'

1. All REAL PROPERTY taxes for the year 1999 and subsequent years, A LIEN, not yet due and payable (MAP 72-4, PARCEL 35, 1998 REAL PROPERTY TAXES ARE PAID IN THE AMOUNT OF 705.97).

2. All matters as set forth on the Plan of record in Plat Book 843, page 65, said Register's Office, including any and all setback lines, easements, notes, restrictions, etc., as may be shown thereon.

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11631 PAGE 226

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

0643389

REFERENCE

99 OCT -5 PM 2:46

REGISTER
DAVIDSON COUNTY, TN.

CAMT	84000.00
CON TX	310.80
PRFEE	1.00
WDEED	12.00
CFEE	2.00
TOTAL	325.80
CHECK	325.80

10/05/99 01 14:49 0001 6439

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1524321