THIS INSTRUMENT PREPARED BY:
George E. Mudter, Jr., Esq.
2000 Richard Jones Road
Suite 110
Nashville, Tennessee 37215
(615) 383-4429

FTEC File No. 16850
File ~~16850~~ ///// Box 9B

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is: $105,000.00

Affiant

Subscribed and sworn to before me this 21st day of October, 1999.

Notary Public

My Commission Expires: _____

GEORGE E. MUDTER, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

WARRANTY DEED

Address New Owner(s):	Send Tax Bills to	Tax Information
Mr/Mrs Steve & Debbie Howard 4505 Harding Rd., #62W Nashville, Tennessee 37205	ABN AMRO Mortgage Group, Inc 2600 W. Big Beaver Road Troy, MI 48084	Map 116-3-A Parcel 61.00 CO FB 07DA 70060

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, EVELYN B. PETWAY, unmarried ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to STEVE HOWARD AND WIFE, DEBBIE HOWARD ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 4505 Harding Rd., #62W, Nashville, TN 37205

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 21st day of October, 1999.

Evelyn B. Petway
EVELYN B. PETWAY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, EVELYN B. PETWAY, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 21st day of October, 1999.

GEORGE E. MUDTER, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: _____

Notary Public

WARDEED

My Commission Expires SEPT. 23, 200

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit 62W on the Plan of Royal Oaks Tower Condominium Apartments of record in Plat Book 4460, page 189, Register's Office for said County, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of The Royal Oaks Towers, a horizontal property regime established by Master Deed and By-Laws of record in Book 4710, page 901, amended in Book 4798, page 813, said Register's Office.

Being the same property conveyed to Evelyn B. Petway by deed from June Moody McGaw of record in Book 8143, page 545, said Register's Office.

This conveyance is made subject to (1) Restrictions of record in Book 4710, page 901, amended in Book 4798, page 813; (2) Easements of record in Book 3958, page 152, Book 7462, page 28, Book 4668, page 986, Book 8143, page 545; and (2) All matters appearing on the Plan of record in Plat Book 4460, page 189, said Register's Office.

06499962
RECEIVED
99 OCT 25 PM 2:23
399.50 03CHECK 0101 10/25 9966

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11715 PAGE 911

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

99 OCT 25 PM 2:23

CAMT	105000.00
CON TX	388.50
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	399.50
CHECK	399.50

10/25/99 01 14:27 0001 3466

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1531248