RETURN TO: Prepared by
TRANSCONTINENTAL TITLE CO.
LAKEVIEW RIDGE II
2630 ELM HILL PIKE, SUITE 100
NASHVILLE, TN 37214

TN17136/6

STATE OF TENNESSEE
COUNTY OF Davidson The actual consideration or value whichever is greater, for this transfer is $ 78,500.00

K. Denson
Affiant

Subscribed and sworn to before me this 24th day of December, 1999.

Christine R Roller
Notary Public

My commission expires: 8-12-03

WARRANTY DEED

Instr:200001030000159 Page: 1 OF 2
REC'D FOR REC 01/03/2000 10:34:52AM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $290.45

Address of New Owner & Send Tax Bills to:	Prepared By: Kristal L. Smith, Atty. c/o TransContinental Title Co. 2630 Elm Hill Pike, Ste. 100 Nashville, TN 37214
640 ROOSEVELT AVENUE MADISON, TN	Return To: TransContinental Title Company 2630 Elm Hill Pike, Ste. 100 Nashville, TN 37214

map & parcel no. 043-06-0/321.00

For and in consideration of the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged,

BILLIE C. HOWELL

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto

SHERRY PROSSER AND PATRICIA POWELL

hereinafter called the Grantee, his heirs and assigns, a certain tract of land in DAVIDSON County, Tennessee, described as follows:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 196 ON THE PLAN OF MADISON PARK, SECTION 8 OF RECORD IN BOOK 4300, PAGE 117, REGISTER'S OFFICE FOR SAID COUNTY.

BEGINNING AT A POINT IN THE SOUTHWESTERLY MARGIN OF ROOSEVELT AVENUE, AT THE COMMON FRONT CORNERS OF LOTS 196 AND 197, THENCE WITH THE LINE BETWEEN SAID TWO LOTS, SOUTHWESTERLY 115 FEET TO A CONCRETE MONUMENT, SAID POINT BEING THE COMMON REAR CORNER OF LOTS 195, 196 AND 197, THENCE WITH THE LINE BETWEEN LOTS 195 AND 196, NORTHWESTERLY 88.5 FEET TO A POINT IN THE SOUTHEASTERLY MARGIN OF SINGER DRIVE, THENCE WITH THE MARGIN OF THE SAME, NORTHEASTERLY 75.27 FEET TO A CONCRETE MONUMENT AT THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 25 FEET, THENCE AROUND SAID CURVE 39.27 TO A CONCRETE MONUMENT IN THE SOUTHWESTERLY MARGIN OF ROOSEVELT AVENUE, THENCE WITH THE MARGIN OF THE SAME, SOUTHEASTERLY 56 FEET TO THE POINT OF BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO BILLIE C. HOWELL, BY WARRANTY DEED FROM JOHN RIADON HOMES, INC., DATED MAY 23, 1973, AND RECORDED MAY 24, 1973 IN BOOK 4710, PAGE 342, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

Property Address: 640 ROOSEVELT AVENUE, MADISON, TN

This conveyance is made subject to:

1. 19___ taxes, which have been prorated and assumed by Grantee.

2. Restrictive covenants contained in instrument of record in Book _____, page _____, Register's Office for said County.

3. Matters shown on the Plan of record in Plat Book _____, page _____, Register's Office for said County.

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

WITNESS my hand this 24th day of December, 1999.

Billie C Howell

State of Tennessee
County of Davidson

On this 24th day of December, 1999, before me personally appeared Billie C. Howell to me known to be the person(s) described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument, and who acknowledged the execution of the same to be her free act and deed.

CHRISTINE R. ROLLER NOTARY PUBLIC TENNESSEE

Witness my hand and official seal,
My Commission expires:

8-12-03

Christine R Roller
Notary Public