WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Larry Bowers and wife (NAME)	Mortgage Associates, Inc. (NAME)	13D-14101
3240 LaGrange Drive (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 28146 (STREET ADDRESS)	80-8
Nashville, Tennessee, 37218 (CITY) (P. O. ZONE) (STATE)	Atlanta, Georgia, 30328 (CITY) (ZONE) (STATE)	183

FOR AND IN CONSIDERATION of the sum of $10.00- - - - - - - - - - - - - - - - - - - -

Ten and No/100- *Dollars,*
Cash in hand paid by Larry Bowers and wife, Karen K. Bowers, and other good and valuable consideration, the receipt of which is hereby acknowledged, we,

C. F. SPEARS AND WIFE, GENEVA SPEARS,

have this day bargained and sold, and do hereby transfer and convey unto the said

LARRY BOWERS AND WIFE, KAREN K. BOWERS,

their *(successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

Being Lot No. 156 on the Plan of Bordeaux Hills, Section III, as of record in Book 3600, page 34, Register's Office for said County.

Said Lot No. 156 fronts 75 feet on the easterly side of LaGrange Drive, and extends back 125.44 feet on the northerly line and 144.55 feet on the southerly line to a dead line in the rear on which it measures 43.66 feet.

Being property conveyed to C. F. Spears and wife, Geneva Spears, by deed from Radnor Lumber Company, a Tennessee Corporation, of record in Book 3807, Page 970, Register's Office for said County.

This Conveyance subject to the restrictions as of record in Book 3674, Page 335 and Book 3676, Page 294, said Register's Office.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 15,500.00

Larry Bowers
Affiant

Subscribed and sworn to before me, this the 21st day of November, 19 72.

Lloyd W. Pate
Notary Public

My commission expires: May 17, 1975. (Affix Seal)

This is unimproved ( ) / improved (X) property, known as 3240 LaGrange Drive, Nashville, Tennessee, 37218 (House Number) (Street) P. O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said

LARRY BOWERS AND WIFE, KAREN K. BOWERS,

their *(successors), heirs and assigns forever.* We *covenant that* we are *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.*

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* Larry Bowers and wife, Karen K. Bowers, their *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness our *hand* s *this* Twenty-First *day of* November, 19 72, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

C. F. Spears.
Geneva Spears

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, *a Notary Public in and for said County and State,* C. F. Spears and wife, Geneva Spears,

the within named bargainor S., with whom I am personally acquainted, and who acknowledged that they *executed the within instrument for the purposes therein contained.*

Witness my hand and official seal at Madison, *Tennessee, this* 27th *day of* November, *19* 72.

Floyd M. Pate *Notary Public*

Commission expires May 17, 1975.

This deed prepared by Frank P. Reynolds, Atty., American Trust Bldg., Nashville, Tennessee.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, ..., *a Notary Public of the State and County aforesaid, personally appeared* ....., *with whom I am personally acquainted, and who, upon oath, acknowledged* .....*self to be* ..... *of the* ....., *the within named bargainor, a corporation, and that* .....*he as such* ....., *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* .....*self as* .....

Witness my hand and seal, at office in ....., *this* .....*day of* ....., *19* .....

.....*Notary Public*

Commission expires .....

NOV27 72	CONV	15,500.00			
NOV27 72	S'TAX		A*	40.30	
NOV27 72	PR'FEE		A*	.50	
NOV27 72	W'DEED		A*	4.00	* 44.80

WARRANTY DEED

FROM

C. F. SPEARS AND WIFE,

GENEVA SPEARS,

TO

LARRY BOWERS AND WIFE,

KAREN K. BOWERS.

B 85397

IDENTIF. REFERENCE

Nov 27 11 07 AM '72

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
Madison Title Company
320 Gallatin Road
MADISON, TENNESSEE 37115
Representing
Chicago Title Insurance Company
CHICAGO, ILLINOIS