This instrument prepared by:
Waller Lansden Dortch & Davis
Twenty-first Floor
One Commerce Place
Nashville, Tennessee 37239

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WARRANTY DEED

Address New Owner as follows:	Send Tax Bills To:	Map-Parcel No.
David P. Caldwell, Jr., Trustee 4410 Howell Place Nashville, Tennessee 37205	David P. Caldwell, Jr. Superior Motors Inc 630 Murfreesboro Rd. Nashville, Tennessee	130-2 170

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00), paid in cash, and other good and valuable consideration received from David P. Caldwell, Jr., Trustee, Grantee, we, James Sterchi Fowler and wife, Halle W. Fowler, have this day bargained and sold, and do hereby transfer and convey unto said Grantee, his successors and assigns, certain real estate in Davidson County, Tennessee, as follows:

> Being Lot No. 1 on the Plan of Windsor Acres, as of record in Book 3300, page 60, Register's Office of Davidson County, Tennessee. Said Lot No. 1 fronts 170.0 feet on the westerly side of Jackson Boulevard and runs back 388.1 feet on the southerly margin and 255.0 feet on the northerly margin to a dead line measuring 214.9 feet.
>
> Being the same real property conveyed to James S. Fowler and wife, Halle W. Fowler, by deed from Dorothea S. Harvey, a widow, of record in Book 4206, page 104, Register's Office for Davidson County, Tennessee

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said Grantee, his successors 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 except for restrictions, easements, conditions and setback lines of record and a lien for 1977 Metropolitan Government taxes, due, payable and delinquent, and a lien for 1975, 1976 and 1977 City of Belle Meade taxes, due, payable and delinquent.

We further covenant and bind ourselves, our heirs and assigns, to warrant and forever defend the title to said real

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estate to the said Grantee, his successors and assigns, against the lawful claims of all persons.

IDENTIF. REFERENCE

MAR 27 2 57 PM '78

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TENN.

WITNESS our hands this 21 day of March, 1978.

James Sterchi Fowler
JAMES STERCHI FOWLER

Halle W. Fowler
HALLE W. FOWLER

STATE OF Arizona.
COUNTY OF Maricopa

Personally appeared before me, Debra L. Higgins, a Notary Public in and for said County and State, James Sterchi Fowler and wife, Halle W. Fowler, the within named bargainors, 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 Scottsdale, Ariz., this 21st day of March, 1978.

Debra L. Higgins
Notary Public

My commission expires: 9-26-81

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $40,000.00.

John C. Tune
Affiant

Sworn to and subscribed before me this 24th day of March, 1978.

Phyllis C. Burks
Notary Public

My commission expires: 9-6-81

27 CONV 40,000.00
27 S'TAX 104.00
27 PR'FEE .50
27 W'DEED 4.00 * 108.50