FORM NO. WD-1

GH 245402

BOOK 6278 PAGE 971

CHICAGO TITLE INSURANCE CO.
FIRST [illegible] TER
DEADERICK STREET
NASHVILLE, TENNESSEE 37238

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 87,500.00

John Robert Gower
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF April 1984.

Notary Public

MY COMMISSION EXPIRES: Nov. 1, 1987

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
PERCY WILKINS, JR., ATTORNEY
2210 Crestmoor Road - Nashville, Tennessee 37215

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
John Robert Gower and Judy G. O'Guin (NAME)	Leader Federal Savings & Loan (NAME)	141-11-A-STATE
7005 Bay Cove Trail (STREET ADDRESS OR ROUTE NUMBER)	158 Madison Avenue (STREET ADDRESS)	65
Nashville, TN 37221 (CITY) (STATE) (P. O ZIP)	Memphis, Tennessee 38103 (CITY) (STATE) (ZIP)	9D-68720

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Douglas J. Fierro and wife, Vonde C. Fierro,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO John Robert Gower and Judy G. O'Guin,

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

LAND in Davidson County, Tennessee, being Lot No. 172 on the plan of Rolling River Estates, Phase IV, of record in Book 5200, pages 184 and 185, Register's Office for said County.

SAID Lot No. 172 fronts 80.0 feet on the northerly margin of Bay Cove Trail and extends back 178.84 feet on the easterly line and 177.77 feet on the westerly line to a dead line in the rear, measuring 80.01 feet thereon.

BEING the same property conveyed to Douglas J. Fierro and wife, Vonde C. Fierro, by deed from Allen Earps Builders, Inc., of record in Book 5720, page 511, Register's Office for Davidson County, Tennessee.

The property herein conveyed is subject to the restrictive covenants, liens and other matters set forth of record in Book 4892, page 689, and made applicable by instrument of record in Book 5463, page 238; and Book 4892, page 679, and made applicable in Book 5463, page 238; and Book 4788, page 950, amended in Book 4871, page 640, and made applicable in Book 5463, page 238, all in the Register's Office for Davidson County, Tennessee.

The Grantors warrant that all dues and assessments payable to the Homeowners Association through April, 1984, have been paid.

CHECK 04/26 234.00- 1640

unimproved ( )
This is improved (X) property, known as 7005 Bay Cove Trail, Nashville, Tennessee 37221
(House Number) (Street) (P O Address) (City or Town) (Postal Zip)

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

Witness our hand s this 23rd day of April, 19 84

Douglas J. Fierro

Vonde C. Fierro

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Douglas J. Fierro and Vonde C. Fierro,

or proved to me on the basis of satisfactory evidence,

the 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 Nashville, Tennessee, this 23rd day of April 19 84.

Commission expires Nov 1, 1987

Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (his oath / their several oaths) acknowledged (himself / themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he / they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19____.

My commission expires _____

Notary Public

WARRANTY DEED

FROM

DOUGLAS J. FIERRO ET UX

TO

JOHN ROBERT GOWER AND

JUDY G. O'GUIN

PERCY WILKINS, JR.
ATTORNEY AT LAW
2210 CRESTMOOR ROAD
P.O. BOX 150157
NASHVILLE, TENNESSEE 37215-0157

dp

IDENTIFICATION REFERENCE

APR 28 10 03 AM '84

FELIX L. MILLIGAN
DAVIDSON COUNTY, TN
REGISTER

8 5 0 8 1 1

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR BOOK 6278 PAGE 973

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		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

87500.00- CAMT.
227.50 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 234.00-
1640A04/26/84 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 1 8 0 5 8

IDENTIF. REFERENCE

APR 26 10 00 AM '84

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 31304