THIS INSTRUMENT PREPARED BY: **PERCY WILKINS, JR. and CHRISTY WILKINS IVEY**, Attorneys
2210 Crestmoor Road, Nashville, Tennessee 37215-0157

ADDRESS NEW OWNER:
Ronald G. Lowder
330 East Due West Avenue
Madison, TN 37115

SEND TAX BILLS TO:
GMAC Mortgage Corporation
245 Marquette Avenue, Suite 500
Minneapolis, MN 55440

MAP-PARCEL NUMBERS:
11D-66900
52-9-72

BOOK 6640 PAGE 688

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, Ruth B. Whittaker and husband, Richard C. Whittaker hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Ronald G. Lowder and wife, Cathy F. Lowder hereinafter called the Grantee, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: To-Wit:

LAND in the 11th Civil District of Davidson County, Tennessee, being Lot No. 14 and the northerly part of Lot No. 15 on the map of Core Subdivision, not of record, and being more particularly described as follows:

BEGINNING at a point in the southerly margin of (East) Due West Avenue, at the northeasterly corner of Lot No. 13 of said Subdivision, being the property conveyed to George G. Moody of record in Book 3026, page 211, said Register's Office, said point also being the northwesterly corner of Lot No. 14; thence leaving the southerly margin of (East) Due West Avenue with the easterly line of said Lot No. 13, southwardly 150 feet to a point; thence eastwardly, parallel to the line between Lots 14 and 15, 147.5 feet to the westerly margin of a 50 foot unnamed street; thence with the margin of the same, northwardly 150 feet to the southerly margin of (East) Due West Avenue, being the northeasterly corner of Lot No. 14; thence with said margin westwardly 145 feet to the point of beginning, excepting however, a small triangle out of the northeasterly corner of Lot No. 14, taken for a curve at the intersection of (East) Due West Avenue and said unnamed street as shown on said unrecorded Subdivision.

BEING the same property conveyed to Ruth B. Whittaker by deed from Bradley Sisco and wife, Dorothy K. Sisco, of record in Book 6069, page 993, Register's Office for Davidson County, Tennessee.

This is (un)improved property, known as 330 East Due West Avenue, Madison, TN 37115.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever; and Grantor covenants with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever. (As to a corporate or partnership party, the reference to "heirs" shall be deemed to read "successors".)

Witness the execution hereof this 22nd day of August, 1985.

Richard C. Whittaker

Ruth B. Whittaker

STATE OF TENNESSEE
COUNTY OF Davidson

On this 22nd day of August, 1985, before me personally appeared Ruth B. Whittaker and husband, Richard C. Whittaker, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that he executed the same as their free act and deed.

My Commission Expires: 10-24-88

Notary Public

STATE OF TENNESSEE
COUNTY OF _____

Before me, the undersigned, of the State and County aforesaid, personally appeared _____, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged ____self to be the President (or other officer authorized to execute the instrument) of the _____, the within named bargainor, a corporation, and that he as such _____, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by ____self as _____. Witness my hand and official seal, at office in _____, Tennessee, this _____ day of _____, 19___.

BOOK 3640 PAGE 689

My Commission Expires: _____ Notary Public

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $ 55,000.00.

Cathy F. Lowder
Affiant

Subscribed and sworn to before me, this the 22nd day of August, 1985.

My Commission Expires: 10-24-88 Notary Public

3 1 8 2 0

IDENTIFICATION REFERENCE

WARRANTY DEED

from:
Ruth B. Whittaker and husband, Richard C. Whittaker

to:
Ronald G. Lowder and wife, Cathy F. Lowder

Aug 27 | 09 PM '85

FELIX Z. WILSON TY REGISTER
DAVIDSON COUNTY, TN

Return to: cg
PERCY WILKINS, JR.
and
CHRISTY WILKINS IVEY
Attorneys at Law
2210 Crestmoor Road
P.O. Box 150157
Nashville, Tennessee 37215-0157

TN - 23956

OFFICIAL RECEIPT

FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____ BOOK 6640 PAGE 690

CO -CONVEYANCE
MO -MORTGAGE
WD -WARRANTY DEED
TD -TRUST DEED

CC -CERTIFIED COPY
REL -RELEASE
UCC -UNIFORM COMMERCIAL CODE

MISC -MISCELLANEOUS
COTX -STATE TAX CONVEY
MOTX -STATE TAX MORT
PRFEE -PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			55000.00- CAMT.	
			143.00 CSTAX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	149.50-
1363A	08/27/85		BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

31820

IDENTIFICATION REFERENCE

AUG 27 1 00 PM '85

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TN

No. 167236