FILE BOX 45

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 60,500.00

Nicki S. McGowan
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 30th DAY OF August 1985

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

BOOK 6663 PAGE 492

THIS INSTRUMENT WAS PREPARED BY

GREGORY M. GALLOWAY - 1161 Murfreesboro Road - Suite 316 - Nashville, TN 37217

NAME	ADDRESS	
ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Terry A. McGowan (NAME)	AmSouth Mortgage Company, Inc. (NAME)	4D90673
521 Highland View Drive (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 847 (STREET ADDRESS)	MAP 75-07
Hermitage, TN 37076 (CITY) (STATE) (P.O. ZIP)	Birmingham, Alabama 35201 (CITY) (STATE) (ZIP)	PARCEL 229

FOR AND 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, J & L Builders

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Terry A. McGowan and wife, Nicki S. McGowan

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.

BEING Lot No. 108 on the Plan of Addition to Rachel's Square, of record in Plat Book 6250, Page 80, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BEING part of the same property conveyed to J & L Builders by deed from Marion Thurman and wife, Eva M. Thurman, of record in Book 6522, Page 63, Register's Office for said County.

This conveyance is subject to Restrictive Covenants of record in Book 6519, Page 512 and Book 6619, Page 777, Register's Office for said County.

3881

IDENTIFICATION REFERENCE

SEP 24 2 07 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

This is improved XX / unimproved ( ) property, known as 521 Highland View Drive, (House Number) (Street) Hermitage, TN 37076 (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 heir 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 covey 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 my hand this 30th day of August, 1985

J & L Builders

By:

9758

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STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

_____ (or proved to me on the basis of satisfactory evidence)

the bargainor _____, with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____, Tennessee, this _____ day of _____ 19 _____

Commission expires _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF

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, and corporation, and that (he / they) as such _____ and _____ being authorized so to do, execute 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 _____

(or proved to me on the basis of satisfactory evidence)

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

My commission expires _____

_____
Notary Public

WARRANTY DEED

FROM

J & L Builders

TO

Terry A. McGowan
~~Nicki S. McGowan~~

RETURN TO:

METROPOLITAN ESCROW, INC.
1161 Murfreesboro Road
Suite 316
Nashville, TN 37217

GREGORY M. GALLOWAY
ATTORNEY-AT-LAW
1161 Murfreesboro Road
Suite 316
Nashville, TN 37217

39811

STATE OF TENNESSEE
DAVIDSON COUNTY

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared Larry Powell and James A. Powell with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon their several oaths acknowledged themselves to be partners of J & L Builders the within named bargainor, and partnership, and that they as such partners, executed the foregoing instrument for the purposes therein contained by the signing of the partnership, by themselves as partners.

Witness my hand and seal, this 30th day of August, 1985

My Commission expires:

10-20-85

Patricia Ann Johnson
Notary Public

PATRICIA ANN JOHNSON
NOTARY PUBLIC
AT LARGE
STATE OF TENNESSEE

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

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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
			60500.00- CAMT.	
			157.30 CSTAX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	163.80-
9798A	09/24/85		BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

3 8 & I I.

IDENTIFICATION/REFERENCE

Sep 24 2 07 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 175447