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

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
James R. Whitaker	Homeland Mortgage Corporation	86-10
109 Albee Court		75
Hermitage, TN 37076	600 Larry Court	4D-2076
	Waukesha, Wisconsin 53186	

WARRANTY DEED

BOOK 6713 PAGE 675

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, Thomas Victor Bowker and wife, Sally Dee Bowker hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto James R. Whitaker and wife, Deborah L. Whitaker 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 Davidson County, Tennessee, being Lot No. 57 on the plan of Chaplewood, Section Two, of record in Book 5200, page 83, Register's Office for said County.

SAID Lot No. 57 fronts 48.63 feet on the northerly margin of Albee Court and extends back 148.19 feet on the westerly line and 139.78 feet on the easterly line to a dead line in the rear, measuring 100.0 feet thereon.

Together with an Easement for ingress and egress 5 feet in width along the westerly line of lot 56 on said plan for driveway purposes as granted by the Driveway Easement Agreement of record in Book 5458, page 315, said Register's Office.

Being the same property conveyed to Thomas Victor Bowker and wife, Sally Dee Bowker by deed from Samuel R. Pierce Jr., Secretary of Housing and Urban Development, of Washington, D.C. of record in Book 5958, page 549, Register's Office for Davidson County, Tennessee.

The property herein conveyed is subject to restrictive covenants of record in Book 5333, page 315, as amended in Book 6234, page 193, said Register's Office, and to the matters set forth in the above referenced plan of record.

This is (un)improved property, known as 109 Albee Court, Hermitage, TN 37076.

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 15th day of November, 1985.

Sally Dee Bowker

Thomas Victor Bowker

STATE OF TENNESSEE
COUNTY OF Davidson

On this 15th day of November, 1985, before me personally appeared Thomas Victor Bowker and wife, Sally Dee Bowker, 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 they executed the same as their free act and deed.

My Commission Expires: 11-1-87

Notary Public

STATE OF TENNESSEE
COUNTY OF _____

BOOK 6713 PAGE 676

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___.

My Commission Expires: Davidson

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF _____

The actual consideration or value, whichever is greater, for this transfer is $ 42,500.00 .

James R. Whitaker
Affiant

Subscribed and sworn to before me, this the 15th day of November, 19 85.

My Commission Expires: 11-1-87

Christy Wilkins Ivey
Notary Public

5 4 5 9 8

WARRANTY DEED

from: Thomas Victor Bowker and wife, Sally Dee Bowker

to: James R. Whitaker and wife, Deborah L. Whitaker

IDENTIFICATION REFERENCE

Nov 20 3 23 PM '85

FELIX ZANDER III REGISTER
DAVIDSON COUNTY, TN

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

TN 24291

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____ BOOK 6713 PAGE 677

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

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

MISC -MISCELLANEOUS
CO TX -STATE TAX CONVEY
MO TX -STATE TAX MORT
PRFEE -PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			4250[illegible] 0- CAMT.	
			110.00 CSTAX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	117.00-
			8608A11/20/85 BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

5459 8

IDENTIFICATION REFERENCE

Nov 20 3 03 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 193774