Exp 20

BOOK 6713 PAGE 276

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 68194.92

Subscribed and sworn to before me, this the 21 day of NOVEMBER 19 85

My commission expires: 10-19-86 (Affix Seal)

Affiant

Notary Public

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
SOUTHEAST TITLE of Tennessee, Inc.
Suite 170, Parkway Towers, 404 James Robertson Pky, Nashville, TN 37219

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:
Phillip F. Quinter	Security Pacific Mortgage Corp.
321-B Wallace Rd. (STREET ADDRESS)	P.O. Box 2450
Nashville, TN 37211 (CITY / STATE / ZIP)	Denver, CO. 80201 (STREET ADDRESS / CITY / STATE / ZIP)

MAP & PARCEL NO. 086-10-0 013.00

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, EDWARD B. FOWLER, JR. joined by his wife, Ericka V. Fowler

HEREINAFTER CALLED GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO HEREBY TRANSFER AND CONVEY UNTO PHILLIP F. QUINTER

HEREINAFTER CALLED GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO LOCATED IN Davidson COUNTY, STATE OF TENNESSEE, MORE PARTICULARTY DESCRIBED AS FOLLOWS:

Being Lot No. 46 on the Plan of Chapelwood, Section 2, of record in Plat Book 5200 at page 83, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Edward B. Fowler, Jr.by deed recorded in Book 5476 at page 192, Register's Office for Davidson County, Tennessee. The said Edward B. Fowler, Jr. is being joined by his wife, Ericka V. Fowler, to convey any and all marital interest in said property.

This conveyance is subject to taxes for the year 1985 and subsequent years, easements and restrictive covenants of record, and except for a certian Deed of trust for the benefit of Western Pacific Financial Corp. recorded in Book 5476 at page 195, of the Public Records for Davidson County, Tennessee, the unpaid balance of which the Grantee(s) hereby jointly and severally assume and agree to pay as part of the consideration herein; the Grantee(s) also jointly and severally hereby assume the obligation of Edward B. Fowler, Jr. under the terms of the instruments creating the loan to indemnify the Veterans Administration to the extent of any claim payment arising from the guaranty or insurance of the indebtedness above mentioned.

5.6486 IDENTIFICATION REFERENCE Nov 27 9 58 AM '85 FELIX Z. WILSON II REGISTER DAVIDSON COUNTY, TN

THIS IS _____ IMPROVED PROPERTY KNOWN AS 3604 & 3606 Quail Drive, Hermitage, Tennessee 37076

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenance, 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 singlular 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 21 day of NOVEMBER, 19 85

X Edward B. Fowler Jr.
Edward B. Fowler, Jr.

X Ericka V. Fowler
Ericka V. Fowler

State of Tennessee
County of Davidson

BOOK 6719 PAGE 277

On this 21 day of NOVEMBER, 19 85, before me personally appeared EDWARD B. FOWLER, JR. joined by his wife, Ericka V. Fowler to me known to be the person(s) described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument, and who acknowledged the execution of the same to be their free act and deed.

Witness my hand and official seal.
My Commission expires:

10-19-86

Notary Public

State of Tennessee
County of _____

On this _____ day of _____, 19_____, before me personally appeared _____ to me known to be the person(s) described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument, and who acknowledged the execution of the same to be _____ free act and deed.

Witness my hand and official seal.
My Commission expires:

_____

_____
Notary Public

WARRANTY DEED

SOUTHEAST TITLE
OF TENNESSEE, INC.
SUITE 170
PARKWAY TOWERS
404 JAMES ROBERTSON PKY
NASHVILLE, TN 37219

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____ BOOK 6719 PAGE 278

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
			68194.00- CONT.	
			177.32 RSTAX	
			.50 PRFEE	
			6.00 MORTG	
			CHECK	133.82-
0869A		11/27/85	BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

5648 6

IDENTIFI REFERENCE

Nov 27 9 30 AM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 195980