STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 57957.37

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF December 19 86.

Notary Public

MY COMMISSION EXPIRES: 10-15-89

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Larry L. Westbrook, Attorney P. O. Box 150349, Nashville, Tennessee 37215
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO: (Mortgagee)	MAP-PARCEL NUMBERS
Ronnie L. Whitney (NAME)	First Wachovia Mortgage Company (NAME)	150-3 #152,
3554 Gondola Drive (STREET ADDRESS OR ROUTE NUMBER)	P.O. Box 3174 (STREET ADDRESS)	2D-74138
Antioch, TN. 37013 (CITY) (STATE) (P. O. ZIP)	Winston Salem, N. C. 27102 (CITY) (STATE) (ZIP)	

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, Kenneth E. Cowser and wife, Nancy A. Cowser

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Ronnie L. Whitney and wife, Larnice B. Whitney

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. 53A on the Plan of Chelsea of Priest Lane, Section 1-B, Zone Lot Division of Lots 53 & 54 of record in Plat Book 6250, Page 262, Register's Office for said County.

Said Lot No. 53A fronts 46.62 feet on the southerly margin of Gondola Drive and extends back 152.22 feet on the westerly line and 143.31 feet on the easterly line to a dead line in the rear measuring 28.96 feet thereon.

Being the same property conveyed to Kenneth E. Cowser and wife, Nancy A. Cowser and Cynthia Cowser, by deed from Philhall Corporation of record in Book 6548, Page 822, and the said Cynthia Cowser, unmarried having conveyed her interest in said property to Kenneth E. Cowser and wife, Nancy A. Cowser by Quitclaim Deed of record in Book 6658, Page 867, said Register's Office.

It is understood and agreed that part of the consideration for the transfer of this property is the agreement of the grantees to assume the unpaid balance of a note secured by a first mortgage Deed of Trust of record in Book 6601, page 579, Register's Office for Davidson County, Tennessee, and also that the escrow account in connection with the aforesaid Deed of Trust is hereby transferred to said grantees.

This is improved (XX) unimproved ( ) property, known as 3554 Gondola Drive, Antioch, TN. 37013
(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 hands this 23 day of December, 1986

Kenneth E. Cowser

Nancy A. Cowser

STATE OF TENNESSEE
~~Davidson~~ Anderson County

BOOK 7089 PAGE 986

Personally appeared before me, Jackie Lee Cathey, a Notary Public in and for said County and State, the within named ~~Kenneth E. Cowser and wife, Nancy A. Cowser~~

the bargainor~~s~~, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that ~~they~~ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at ~~Nashville~~ Anderson County, Tennessee, this 22nd day of December 1986

Commission expires ~~By Commission Expires August 25, 1990~~

Jackie Lee Cathey
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 (his oath) (himself) upon (their several oaths) acknowledged (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he) as such _____ (they)

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
Kenneth E. Cowser and wife, Nancy A. Cowser

TO
Ronnie L. Whitney and wife, Larnice B. Whitney

Compliments of
Chicago Title Insurance Company
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37208

TENNTIFF REFERENCE

78570

FILED & RECORDED
DAVIDSON COUNTY, TN
REGISTER
Dec 31 2 24 PM '86

BOX 1

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

RECEIVED OF _____

FOR _____

BOOK 7089 PAGE 987

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

57997.37- CONV
185.40 STAX
.50 PRFEE
6.00 MRTG
SUB TOTAL 189.90-
3426 12/31/86 CHK .90

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

7857Q

IDENTIFICATION REFERENCE

DEC 31 2 24 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No 29093