Prepared by: Milton W. Smith, Jr., Attorney
4301 Hillsboro Road
Nashville, Tennessee 37215

WARRANTY DEED

MORTGAGEE: SECURITY FEDERAL SAVINGS & LOAN ASSOC.

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Dr. Eugene Fowinkle		Map 116-16 B
NAME:	NAME:	
712 Westview	(SAME)	Parcel 35
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville TN 37205		
(CITY) (P.O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 ($10.00) *Dollars,* BOOK 7095 PAGE 808
cash in hand paid by the Grantee, hereinafter named, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged,

Iroquois Associates, a Tennessee joint venture composed of Edward J. Childers, Jr., Charles Campbell Brown, Jr., Bruce G. Davis and Robert M. Barnett, hereinafter called Grantor,

have this day bargained and sold, and do hereby transfer and convey unto the said Dr. Eugene Fowinkle, hereinafter called Grantee, his

~~successors~~ *heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

Being Lot No. 35 on the Plan of The Iroquois of Nashville of record in Book 6250, pages 636-637, as revised in Book 6250, pages 723-724, and as revised in Book 6900, pages 61-62, Register's Office for said county, to which reference is here made.

Being part of the property conveyed to Grantor by deeds of record in Book 6364, page 636, as corrected in Book 6554, Page 674, in Book 6557, pages 776 and 779 and in Book 6684, page 275, said Register's Office.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 92,500.00

Subscribed and sworn to before me, this the 24th day of December, 1986

Affiant

My commission expires: Jan 19, 1988
(Affix Seal)

Notary Public

unimproved (X)
This is improved ( ) property, known as Lot 35, The Iroquois of Nashville
(House Number) (Street) (P.O. Address) (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said Grantee, his ~~successors~~ *heirs and assigns forever.* It *covenant that* it is *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.*

It *further covenant and bind* itself, its successors ~~and~~ *and representatives, to warrant and forever defend the title to said real estate to said* Grantee, his ~~successors~~ *heirs and assigns, against the lawful claims of all persons.*

Witness its *hand this* 24th *day of* December 86 *19* *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Iroquois Associates, a Tennessee joint venture

By: Edward J. Childers
EDWARD J. CHILDERS, JR.

By: Bruce G. Davis
BRUCE G. DAVIS

By: Charles Campbell Brown Jr.
CHARLES CAMPBELL BROWN, JR.

ROBERT M. BARNETT
By: Charles C. Brown Jr. attorney-in-fact for Robert M Barnett
CHARLES C. BROWN, JR., Attorney-in-fact for ROBERT M. BARNETT of record in Book 6889, page 80, R.O.D.C

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personallly appeared before me, the undersigned *a Notary Public in and for said County and State,* Edward J. Childers, Bruce G. Davis and Charles Campbell Brown, Jr. (or proved to me on the basis of satisfactory evidence) *the within named bargainor, with whom I am personally acquainted, and who acknowledged that* they *executed the within instrument for the purpose therein contained.*

Witness my hand and official seal at Nashville *Tennessee, this* 24th *day of* December *19* 86

Notary Public

Commission expires Jan. 19, 1988

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public of the State and County aforesaid, personally appeared with whom I am personally acquainted, and who, upon oath, acknowledged self to be of the the within named bargainor, a corporation, and that he as such being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by self as

Witness my hand and seal, at office in this day of 19

Notary Public

Commission expires

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned, a notary Public in and for said county and stated; Charles C. Brown, Jr., to me known to be the person who executed the foregoing instrument as attorney in fact for Robert M. Barnett, and who acknowledged that he executed the same as the free act and deed of the said Robert M. Barnett.

Witness my hand and official seal at Nashville, Tennessee, this 24th day of December 1986.

My commission expires: Jan 19, 1988

NOTARY PUBLIC

JAN 5 2 35 PM '87

PELLY Z. WILLIAMS, REGISTER
DAVIDSON COUNTY, TN

IDENTIFICATION REFERENCE

80058

WARRANTY DEED

FROM

TO

Compliments of
Colonial Title Company
Suite 110, Continental Plaza
4301 HILLSBORO ROAD
NASHVILLE, TENNESSEE 37215

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

RECEIVED OF _____

FOR _____

BOOK 7095 PAGE 810

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

9250[illegible]- CONT
259.00 STAX
.50 PRFEE
6.00 MOTX
CHECK 265.50-
510[illegible]/05/87 BAL .0

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

80058

IDENTIFICATION REFERENCE

JAN 5 2 35 PM '87

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 30745