file box 8/em

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

ADDRESS NEW OWNER:
Mark R. McIlwain
3506 General W. B. Bates Drive
Nashville, TN 37204

MORTGAGEE:
none

MAP-PARCEL NUMBERS:
MAP 118-9
PARCEL 224

BOOK 7240 PAGE 247

WARRANTY DEED

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, Robert E. Fowler, Jr. and wife, Margaret A. Fowler hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Mark R. McIlwain and wife, Connie G. McIlwain 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 the southerly 75 feet of Lot No. 29 on the plan of Woodmont Boulevard Section of Marengo Park, of record in Book 1130, page 2, Register's Office for said County.

SAID portion of Lot No. 29 fronts 75.0 feet on the southeasterly margin of General W. B. Bates Drive and extends back 165 feet on the southwesterly line and 170.3 feet more or less on the northeasterly line to a dead line in the rear, measuring 75.0 feet thereon.

Being the same property conveyed to Robert E. Fowler, Jr. and wife, Margaret A. Fowler by deed from Robert G. Cagle and wife, Brenda S. Cagle of record in Book 6589, page 609, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all matters shown on the herein referenced plan of record in said Register's Office.

2.7.1.6.4 IDENTIFICATION REFERENCE

MAY 19 9 41 AM '87
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

This is (xx) improved property, known as 3506 General W. B. Bates Drive, Nashville, TN 37204.

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 11 day of May, 19 87.

Margaret A. Fowler

Robert E. Fowler, Jr.

STATE OF ~~TENNESSEE~~ OHIO
COUNTY OF Clermont

On this 11 day of May, 19 87, before me personally appeared Robert E. Fowler, Jr. and wife, Margaret A. Fowler, 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.

ROBERT M. BENSINGER, Notary Public
State of Ohio
My Commission Expires March 02, 1989

My Commission Expires:

Notary Public
(AFFIX NOTARIAL SEAL)

STATE OF TENNESSEE
COUNTY OF _____

BOOK 7240 PAGE 248

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:_____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $ 92,000.00

Connie B McIlwain
Affiant

Subscribed and sworn to before me, this the 15th day of May, 1987.

My Commission Expires: 10-24-88

_____
Notary Public

WILKINS, JR. NOTARY PUBLIC AT LARGE STATE OF TENN.

WARRANTY DEED

from:
Robert E. Fowler, Jr. and wife,
Margaret A. Fowler

to:
Mark R. McIlwain and wife, Connie
G. McIlwain

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

BK 7240

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

RECEIVED OF _____

FOR _____

BOOK 7240 PAGE 249

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

92000.00- CAMT.
257.60 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 264.10-
8696A05/19/87 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

2. 7: 1: 6. 4

IDENTIFICATION REFERENCE

MAY 19 9 41 AM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 83210

REC OFF