This Instrument Prepared by:

Robert L. Callis
Attorney at Law
P. O. Box 726
Mt. Juliet, TN 37122-0726
(615) 758-5832

BOOK 7442 PAGE 30

WARRANTY DEED

ADDRESS OF NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP—PARCEL NUMBERS
JAMES C. FOWLER (NAME)	Troy & Nichols, Inc. (NAME)	Map 96-7
326 Stewart Ferry Pike (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 4025 (STREET ADDRESS)	Parcel 18 p/o
Nashville (CITY) TN (STATE) 37214 (ZIP)	Monroe (CITY) LA (STATE) 71211-4025 (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,

JACK ANDERSON and wife, WILMA D. ANDERSON,

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

JAMES C. FOWLER,

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:

A certain condominium apartment in Davidson County, Tennessee, being Lot No. 1, Unit No. 2, of Bianca Square Condominiums, as of record in Plat Book 5800, Page 101, as amended in Book 5200, Page 661, Regsiter's Office for said County, to which reference is hereby made for a more complete and accurate description of said unit.

Being the same property conveyed to Jack Anderson and wife, Wilma D. Anderson by deed of record in Book 6168, Page 563, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following:
(1). Setback lines, owners certificate, sewer line easements, private ingress and egress easements and other encumbrances contained in the Plan of Bianca Square Condominiums of record in Plat Book 5800, Page 101, as amended in Book 5200, Page 661, both in the Register's Office of Davidson County, Tennessee.
(2). The premises herein is a condominium apartment established pursuant to all the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Section 66-27-101 et seq. of the Tennessee Code Annotated, as amended, and is subject to the provisions and requirements thereof; and is subject to the By-Laws for the administration thereof; also subject to easements, rights and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon; and also including without limitations all conditions, covenants, restrictions, options, burdens, liens, assessments, and other undertakings contained in the Master Deed as of record in Book 6162, Page 195, as amended in Book 5200, Page 661, Register's Office for said County.

unimproved ( )
This is improved (X) property, known as 326 Stewarts Ferry Pike, Nashville, TN 37214

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, successors, assigns 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.

POSSESSION TO BE GIVEN date of deed

EXECUTED ON THIS THE 31st DAY OF December, 1987.

Jack Anderson
JACK ANDERSON

Wilma D. Anderson
WILMA D. ANDERSON

STATE OF TENNESSEE, WILSON COUNTY

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, JACK ANDERSON and wife, WILMA D. ANDERSON the within named bargainor, 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 seal at office in Mt. Juliet, Tennessee, this 31st day of December, 1987.

Commission Expires: 6-12-89

Notary Public

STATE OF TENNESSEE, WILSON COUNTY

Before me, the undersigned authority 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 _____ of _____, the within named bargainor, a corporation, and that _____ as such _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by _____ self as _____.

WITNESS my hand and seal, at office in _____, Tennessee, this _____ day of _____, 19____.

My Commission Expires: _____

Notary Public

95 1 22

IDENTIFICATION REFERENCE

JAN 4 12 29 PM '88

DAVIDSON COUNTY, TN

RUSH

BOOK 7442 PAGE 31

WARRANTY DEED

FROM

JACK ANDERSON and wife, WILMA D. ANDERSON

TO

JAMES C. FOWLER

Robert L. Callis
Attorney at Law
P.O. Box 726
Mt. Juliet, TN 37122-0726

STATE OF TENNESSEE, WILSON COUNTY

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is $ 60,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

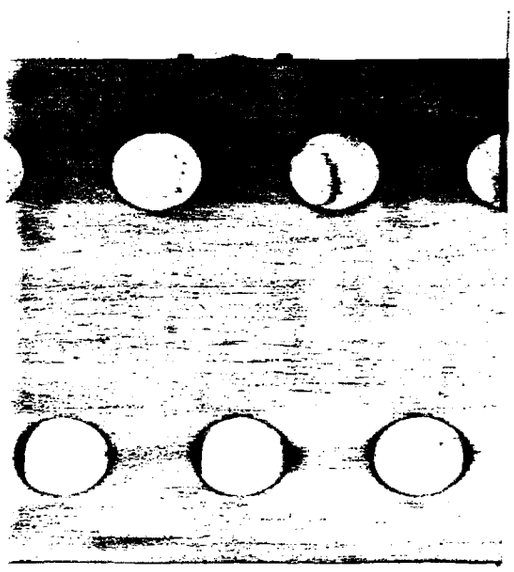
Affiant

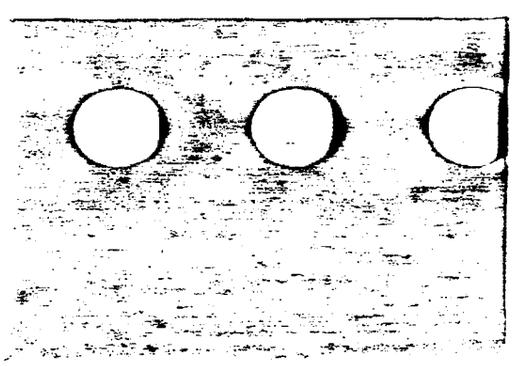
Subscribed and sworn to before me this the 31st day of December, 1987.

My Commission Expires: 6-12-89

Notary Public

5330 01/04/88 0101 CHECK 174.50





OFFICIAL RECEIPT

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

RECEIVED OF BOOK 7442 PAGE 32

FOR

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MG - MORTGAGE	REL - RELEASE	CO TAX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TAX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

CAMT	60000.00
CON TX	168.00
PRFEE	0.50
WDEED	6.00
TOTAL	174.50
CHECK	174.50

01/04/88 01 12:32 0001 5346

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

9 5 1 2 2

IDENTIFICATION REFERENCE

JAN 4 12 29 PM '88

FELIX Z. WILSON, II, R.O.D., R
DAVIDSON COUNTY, TN

No. 50395