Box 37
JVT

Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
Sara C. Thomas	Map 117-05-A	Sara C. Thomas
3604 Bowlingate Lane	Parcel 2	3604 Bowlingate Lane
Nashville, TN 37215		Nashville, TN 37215

This instrument prepared by: Boult, Cummings, Conners & Berry (RPT)
222 Third Avenue, North, P.O. Box 198062, Nashville, TN 37219

WARRANTY DEED

BOOK 7612 PAGE 127

FOR AND IN CONSIDERATION of the sum of TEN and NO/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, **ROBERT P. THOMAS** (the "Grantor"), has bargained and sold, and by these presents does transfer and convey to **SARA C. THOMAS** (the "Grantee"), Grantee's heirs and assigns, certain land in Davidson County, State of Tennessee, being more particularly described in Exhibit A, which is attached hereto and incorporated herein by this reference (the "Property").

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the following:

1. Real estate taxes for the current year which have been prorated between the parties.

2. Sanitary sewer and/or storm drainage easement granted Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 3956, pages 846 and 850, Register's Office for Davidson County, Tennessee.

3. Declaration of covenants, conditions and restrictions, or record in Book 6802, page 512, Register's Office for Davidson County, Tennessee.

4. By-laws of Homeowners' Association, of record in Book 6802, page 551, Register's Office for Davidson County, Tennessee.

2154 07/28 0101 03CHECK 785.00

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $235,000.00.

Affiant

Subscribed and sworn to before me this 28th day of July, 1988.

Notary Public
My Commission Expires: 5-13-92

5. Plan of record in Book 6250, page 844, Register's Office for Davidson County, Tennessee, shows an owner's certificate, certain notes, easements, restrictions and setback lines.

This is improved property known as 3604 Bowlingate Lane, Nashville, Davidson County, Tennessee.

TO HAVE AND TO HOLD the Property with all appurtenances, estate, title, and interest thereto belonging to the Grantee, Grantee's heirs and assigns, forever.

Grantor covenants with the Grantee that Grantor is lawfully seized and possessed of the Property in fee simple, that Grantor has a good right to convey the Property, and that the Property is unencumbered except as set forth hereinabove.

Grantor further covenants and binds himself to warrant and forever defend the title to the Property to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has executed this Warranty Deed this 28th day of July, 1988.

ROBERT P. THOMAS

State of Tennessee)
County of Davidson)

Personally appeared before me, Nina K. Medlock, a Notary Public in and for the State and County aforesaid, **ROBERT P. THOMAS**, with whom I am personally acquainted, who acknowledged that he executed the foregoing instrument for the purpose therein contained.

Witness my hand at office, this 28th day of July, 1988.

Nina K. Medlock
Notary Public

My commission expires: 5-13-90

EXHIBIT A

Land in Davidson County, Tennessee, being Lot No. 2 as shown on the Plan of Bowlingate, of record in Plat Book 6250, page 844, Register's Office for Davidson County, Tennessee, and as described by the Declaration of Covenants, Conditions and Restrictions of record in Book 6802, page 512, Register's Office for Davidson County, Tennessee, together with all easements, rights and appurtenances to said lot granted in the aforesaid covenants.

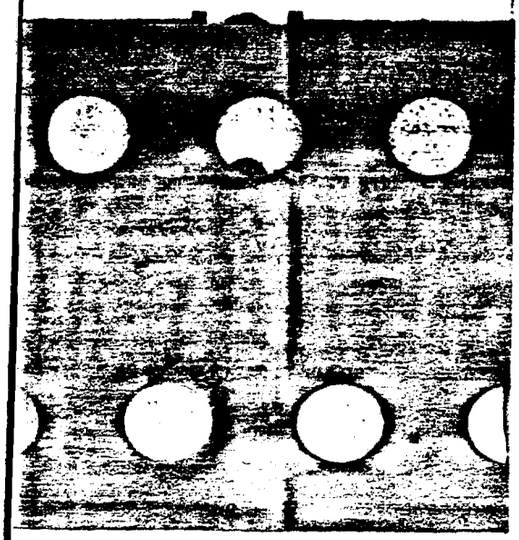
Being the same property conveyed to Robert P. Thomas by deed from Dudley Warner and Co., Inc., of record in Book 7019, page 386, Register's Office for Davidson County, Tennessee.

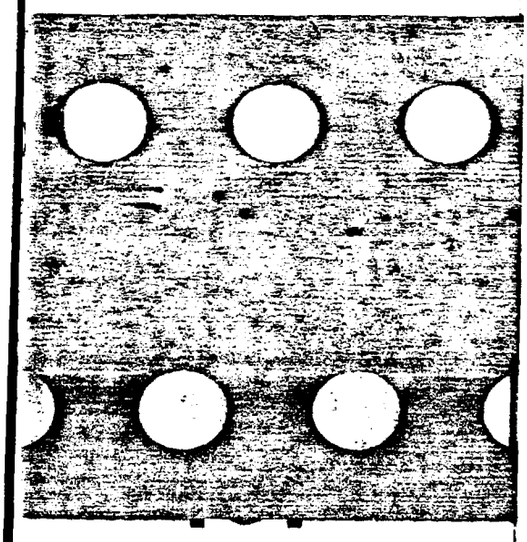
IDENTIFICATION REFERENCE

53643

JUL 28 2 15 PM '88

FELIX J. WILSON II REGISTER
DAVIDSON COUNTY, TN





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7612 PAGE 130

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - 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 235000.00
CON TX 775.50
PRFEE 0.50
WDEED 9.00
TOTAL 785.00
CHECK 785.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

07/28/88 01 14:17 0001 2154

53643

IDENTIFT REFERENCE

JUL 28 2 15 PM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 117902