FORM NO. WD-1

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 141,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 9th DAY OF February, 19 89

Notary Public

MY COMMISSION EXPIRES: October 9, 1991

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Gary B. Fisher, Attorney,, 2711 Murfreesboro Rd., Suite 105, Antioch, TN 37013
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	Mortgagee: and Send Tax Bill To:	MAP-PARCEL NUMBERS
Joe D. Gower (NAME)	Troy & Nichols, Inc. (NAME)	114-08-0-A
832 Cedar Crest Drive (STREET ADDRESS OR ROUTE NUMBER)	P.O. Box 4025 (STREET ADDRESS)	059.00 CO
Nashville, TN 37209 (CITY) (STATE) (P. O. ZIP)	Monroe, LA 71211 (CITY) (STATE) (ZIP)	08DZ 78283

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, Sceptre Properties Inc.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Joe D. Gower and wife, Joy B. Gower

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. 59 on the Plan of Cedar Crest Subdivision, Phase 1, of record in Book 6900, Page 284, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Sceptre Properties, Inc. by deed from Cedar Crest, LTD., a partnership, of record in Book 7582, Page 225, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

08532

IDENTIFICATION

FEB 13 10 52 AM '89

FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TN

6671 02/13 0101 03CHECK 471.80

This is unimproved {X} property, known as 832 Cedar Crest Drive, Nashville, TN 37209
(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 my hand this 9th day of February, 19 89

Sceptre Properties Inc.
By:

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

_____

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

Witness my hand and official seal at _____, Tennessee, this _____ day of _____, 19____.

_____ Notary Public

Commission Expires _____

STATE OF TENNESSEE
Davidson County

Before me, the undersigned a Notary Public in and for the State and County aforesaid, personally appeared Dorothy J. Murphy

_____

_____

with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged ~~himself~~ herself to be the _____ Secretary-Treasurer of the Sceptre Properties, Inc.

a corporation, and thatshe as such Secretary-Treasurer, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by ~~himself~~ herself as Secretary-Treasurer.

Witness my hand and official seal at Antioch, Tennessee, this 9th day of February, 1989.

Kari Stephens Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

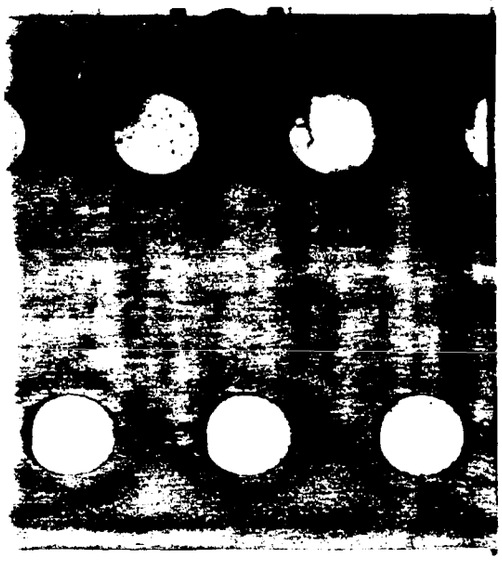
Commission Expires 10-9-91

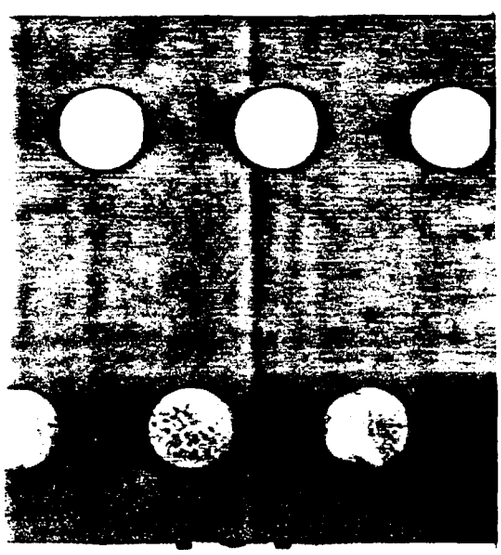
WARRANTY DEED

FROM

TO

Guaranty Title and Escrow Co.
Suite 105, Priest Lake Professional Building
2711 Murfreesboro Road
Antioch, Tennessee 37013
Phone (615) 367-0595
Phone (615) 367-0697





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

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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
				141000.00
				CON TX 465.30
				PRFEE 0.50
				WDEED 6.00
				TOTAL 471.80
				CHECK 471.80
02/13/89	01			10:57 0001 6671

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

08532

IDENTIFICATION REFERENCE

FEB 13 10 52 AM '89

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 181143