BOOK 7777 PAGE 460 Box 14

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

D-5503

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $43,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF February, 19 89

Notary Public

MY COMMISSION EXPIRES: 5/13/89

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Denney, Lackey & Chernau, P. O. Box 3429, Nashville, Tennessee 37219-0429
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Alan R. Bowers (NAME)	Fidelity Federal Savings & Loan (NAME)	104-13-A-25
401 Bowling Avenue, #28 (STREET ADDRESS OR ROUTE NUMBER)	401 Union Street (STREET ADDRESS)	7DA-71747
Nashville, Tennessee 37205 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37219 (CITY) (STATE) (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, WE, J. Clinton Smith and wife, Lois M. Smith

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Alan R. Bowers and wife, Dimitra Syriopoulou

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 Building Site No. 25, Plan of Richmeade Place, Section I as of record in Book 4860, Page 44, Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to J. Clinton Smith and wife, Lois M. Smith by deed from Michael L. Sills and wife, Julia M. Sills as of record in Book 6623, page 709, said Register's Office.

This conveyance is made subject to:

The Plan of record in Book 4860, page 44, said Register's Office, shows an Owner's Certificate, and shows certain easements for public utility and drainage purposes and certain minimum building setback lines within the boundaries of the Site Plan of Section One, Richmeade Place, and an owner's certificate, the latter providing: "This plan shall not be altered or changed until otherwise approved by the Metro Planning Commission and the Metro Board of Zoning Appeals. Easement for ingress and egress are reserved hereby upon all access easements as shown hereon, or upon any approved revision hereof, for the benefit of the purchasers of Individual units within the development, their invitees, lessees, and other parties claiming by, through or under them. The access easements shown hereon are reserved by the aforesaid owner and are not dedicated to the public.".
Declaration of Covenants, Conditions, and Restrictions, including but not limited to assessments, charges and liens, of record in Book 4941, page 637, amended in Book 5036, page 338, said Register's Office.

This is (unimproved) (improved XX) property, known as 401 Bowling Avenue, #28, Nashville, Tennessee 37205
(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 their hands this 16th day of February, 19 89

J. Clinton Smith — By: A. Clinton Smith, Attorney-in-fact — J. Clinton Smith, Attorney-in-fact

Lois M. Smith — By: A. Clinton Smith, Attorney-in-fact — A. Clinton Smith, Attorney-in-fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, _____, a Notary Public, A. Clinton Smith, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-fact of J. Clinton Smith and wife, Lois M. Smith, the maker or a constituent of the maker and authorized by the maker or by its constituent, the constituent being authorized by the maker to execute this instrument on behalf of the maker.

Witness my hand, at office, this 16th day of February, 1988.

_____
Notary Public

My Commission expires: 5/13/89

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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 himself to be the _____ _____ of the _____ a corporation, and that he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

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

_____
Notary Public

Commission Expires_____

9346 02/22 0101 03CHECK 478.40

WARRANTY DEED

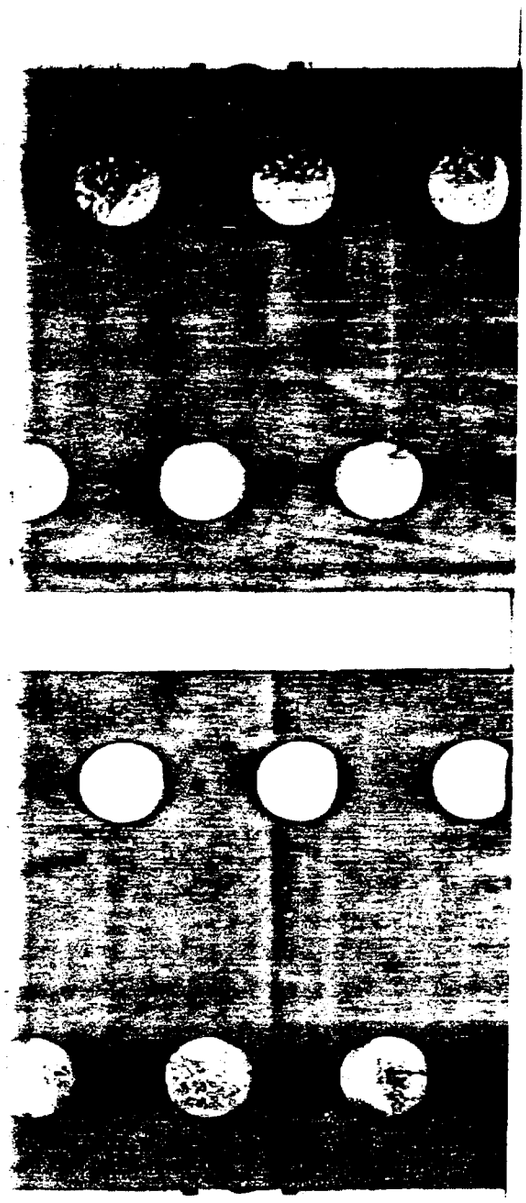
FROM J. Clinton Smith and wife, Lois M. Smith

TO Alan R. Bowers and wife, Dimitra Syriopoulou

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

FEB 22 3 00 PM '89

1076 2



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 143000.00
CON TX 471.90
PRFEE 0.50
WDEED 6.00
~~TOTAL 478.40~~
~~CHECK 478.40~~

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

02/22/89 01 15:02 0001 9346

10762

FEB 22 3 00 PM '89

No. 133785