Box 16

BOWLINGATE WARRANTY DEED

BOOK 7827 PAGE 906

FROM: DUDLEY WARNER & CO., INC.

TO: KATHERINE D. GRAHAM AND
JANICE D. FERGUSON

THIS INSTRUMENT PREPARED BY:
A. Harrison Johnson, Jr.
Baker Worthington Crossley Stansberry & Woolf
1700 Nashville City Center, 511 Union Street
P. O. Box 2866
Nashville, Tennessee 37219

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Katherine D. Graham and Janice D. Ferguson	SAME	117-5-A 3
(NAME)	(NAME)	
3608 Bowlingate Lane		
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee 37215		
(CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (ZIP)	

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $272,500.

Janice D. Ferguson
Affiant

Subscribed and sworn to before me, this the 28th of April, 1989.

My commission expires: May 8, 1991

(Affix seal) Notary Public

(FOR REGISTER'S USE)

FOR AND IN CONSIDERATION of the sum of TEN AND 00/100 ($10.00) DOLLARS and other good and valuable considerations, cash in hand paid by KATHERINE D. GRAHAM AND JANICE D. FERGUSON, ["Grantees" herein], the receipt whereof is hereby acknowledged, the undersigned Grantor, DUDLEY WARNER & CO., INC., [the "Grantor" herein], has bargained and sold, and by these presents does transfer and convey unto the said Grantees, KATHERINE D. GRAHAM AND JANICE D. FERGUSON, as joint tenants with right of survivorship, their heirs and assigns, a certain interest in land in Davidson County, State of Tennessee, described as follows, to-wit:

> Being Lot No. 3 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 part of the same property conveyed to Dudley Warner & Co., Inc. by Warranty Deed from Dudley Warner of record in Book 7002, Page 731, Register's Office for Davidson County, Tennessee.
>
> The legal description and the state of title of the property have been furnished to the draftsman by the Grantor, by third parties or from the record. The draftsman assumes no liability as to the accuracy thereof.

As part of the consideration for this transfer, Grantees agree to be bound by the terms, covenants, and restrictions set forth in the Declaration of Covenants, Conditions, and Restrictions for Bowlingate Homeowners' Association, of record in Book 6802, Page 512, and its attendant By-Laws, of record in Book 6802, Page 551, in said Register's Office.

Further, this conveyance is given subject to:

1. 1989 taxes, which have been prorated and adjusted as of the date hereof.

2. The terms and conditions of the above Declaration and By-Laws, the above Plat, and any amendments thereto; easements and restrictions of record; and all matters of survey.

3. The 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.

4. 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.

This is improved property, known as 3608 Bowlingate Lane, Nashville, Tennessee 37215.

TO HAVE AND TO HOLD the said real estate, with the appurtenances, estate, title and interest thereto belonging to the said KATHERINE D. GRAHAM AND JANICE D. FERGUSON, as joint tenants with right of survivorship, their heirs and assigns, forever.

And Grantor does covenant with the said Grantees that it is lawfully seized and possessed of said real estate in fee simple; has a good right to convey it, and the same is unencumbered, except as herein set forth.

And Grantor does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the said real estate to the said Grantees, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS the Grantor's signature this 28th day of April, 1989.

DUDLEY WARNER & CO., INC.

By: _____
Dudley Warner, President

0330 04/28 0101 03CHECK 905.75

2873 1

APR 28 3 26 PM '89

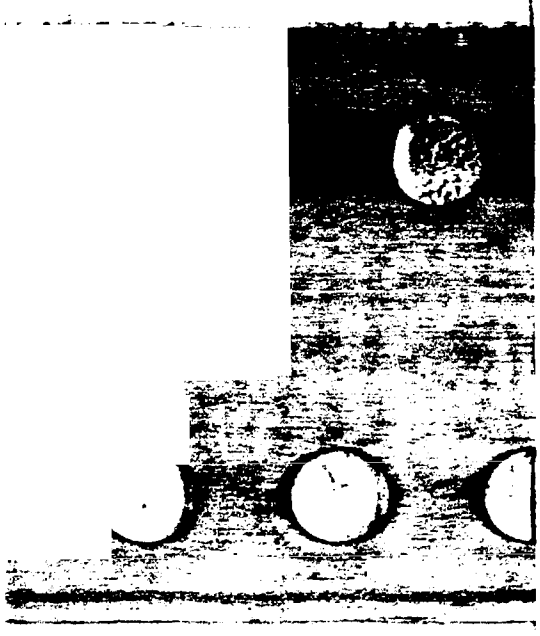
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

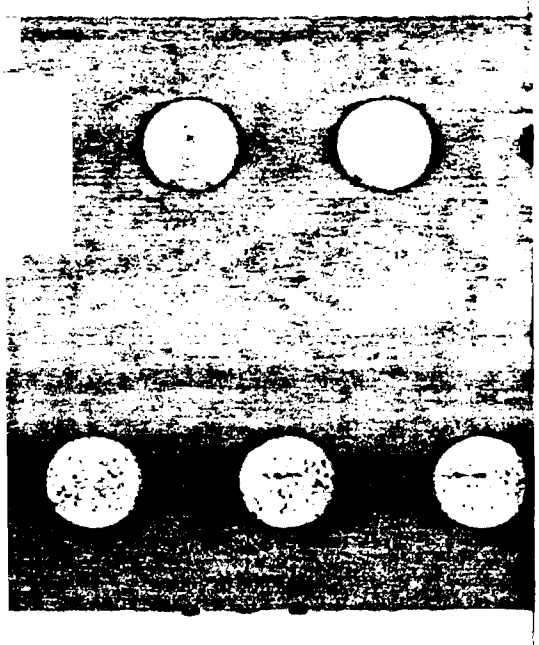
Personally appeared before me, Dudley Warner, President of DUDLEY WARNER & CO., INC. (the "maker"), with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the President of the maker or a constituent of the maker and is 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 and seal, at office in Nashville, Tennessee, this 28th day of April, 1989.

_____
NOTARY PUBLIC

MY COMMISSION EXPIRES: May 8, 1991





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 7827 PAGE 908

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

272500.00

CON TX 899.25

PRFEE 0.50

MTGTD 6.00

TOTAL 905.75

CHECK 905.75

04/28/89 01 15:27 0001 0330

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

287337

APR 28 3 26 PM '89

No. 204655