ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
Gary D. Hoover	Commonwealth Mortgage	Map and Parcel
1208 Reelfoot Circle	Company of America, L.P.	109-09-1
Nashville, TN 37214	P. O. Box 4329	
	Houston, TX 77210-4329	

This instrument prepared by: Cindy S. Smith, Attorney at Law, 2525 Lebanon Road, Nashville, Tennessee 37214

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and NO/100 (10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, We, Robert S. Cowart, Jr., and wife, Aline M. Cowart, (the "Grantors") have bargained and sold, and by these presents do transfer and convey unto Gary D. Hoover (the "Grantee"), Grantee's successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows to wit:

Land in Davidson County, Tennessee, being Lot No. 105 on the Plan of Reelfoot Section 2, as of record in Book 5200, Page 727, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Robert S. Cowart, Jr., and wife, Aline M. Cowart, by deed from Marvin A. Bradford and wife, Connie M. Bradford, of record in Book 7501, Page 811, Register's Office for Davidson County, Tennessee.

This is improved property commonly known as 1208 Reelfoot Circle, Nashville, Tennessee 37214.

Part of the consideration for this conveyance is the assumption by the Grantee of an indebtedness secured by a Deed of Trust of record in Book 6677, Page 467, said Register's office.

CONVEYANCE OF SUCH PROPERTY IS MADE EXPRESSLY SUBJECT TO THE FOLLOWING: (1) Taxes for the current year, such taxes having been assumed by the Grantee; (2) The Plan of Record in Book 5200, Page 727, said Register's Office; (3) Deed of Trust of record in Book 6677, Page 467, said Register's Office; (4) Restrictions of record in Book 6411, Page 920, said Register's Office; (5) Any and all zoning regulations, building restrictions, setback lines, easements and rights-of-way for public utilities of record.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater for this transfer is $72,207.02.

× Doug D. Hoover
Affiant

Subscribed and sworn to before me this 31st day of May, 1989.

Cindy S. Smith
Notary Public
My Commission Expires 11/12/90

NOTARY PUBLIC AT LARGE

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantee, Grantee's successors and assigns, forever.

And Grantors do covenant with the said Grantee that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as set forth herein.

And Grantors do further covenant and bind themselves, their representatives and assigns, to warrant and forever defend the title to the Property to the said Grantee, his successors and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 26th day of May, 1989.

Robert S. Cowart Jr.
Robert S. Cowart, Jr.

Aline M. Cowart
Aline M. Cowart

STATE OF ALABAMA
COUNTY OF MOBILE

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Robert S. Cowart, Jr., and wife, Aline M. Cowart, with whom I am personally acquainted, or who proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

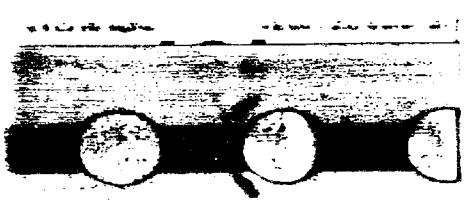
Witness my hand and official seal at Mobile (city), Alabama (state), this 26th day of May, 1989.

Marlene Leath Sunyoun
Notary Public
My Commission Expires: 2/3/93

RUSH

JUN 1 9 51 AM '89

37401



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

RECEIVED OF _____

FOR _____

BOOK 7853 PAGE 825

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	72307.02
CON TX	238.26
PRFEE	0.50
WDEED	6.00
TOTAL	244.76
CHECK	244.76

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 06/01/89 01 [illegible] 0001 0490

3741

JUN 1 9 51 AM '89

No. 214871