FILE NO. 25865

Lot 1

FORM NO WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 69,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF JANUARY 19 90

Notary Public

MY COMMISSION EXPIRES: 11-21-92
(AFFIX SEAL)

BOOK 8037 PAGE 903

THIS INSTRUMENT WAS PREPARED BY
SATURN & MAZER, Attorneys, 212 Third Avenue, North, Nashville, Tennessee 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
TERESA D. BOWKER (NAME)	S A M E (NAME)	72-4-275
1903 McGavock (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	15DZ 31530
Nashville, TN. 37216 (CITY) (STATE) (ZIP)	(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, ITT FINANCIAL SERVICES

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO TERESA D. BOWKER

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 the Northeasterly triangular part of Lot No. 1 and the Southwesterly triangular part of Lot No. 2, of Block "D" on the plan of Country Club Estates, of record in Book 843, page 95, Register's Office for said County, and described according to a copy of a survey thereof made by A. J. Wilkinson, Surveyor, August 16, 1956, as follows:

BEGINNING at an iron pin in the westerly margin of McGavock Pike or Avenue 100.1 feet north of the margin of Janie Avenue; thence with the margin of McGavock Pike, northerly 80 feet to an iron pin which is 33 1/2 feet south of the corner of Lots 2 and 3 on said plan; thence Westerly 151.8 feet to the east line of Lot 34 and the corner of Lots 1 and 2; thence with the line between Lots 1 and 34; southwesterly 51 feet to an iron pin; thence easterly 155.2 feet to the point of beginning.

BEING the same property conveyed to ITT FINANCIAL SERVICES by Substitute Trustee's Deed from I. Dyke Tatum, Substitute Trustee, of record in Book 7796, page 257, Register's Office for Davidson County, Tennessee.

RECORDER'S NOTE
[illegible] In This
Document Unsatisfactory [illegible]

Unimproved
This is improved XX property known as 1903 McGavock, Nashville, Tennessee 37216
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 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, and the use of any gender shall be applicable to all genders.

Witness its hand this 29 day of January, 1990

ITT FINANCIAL SERVICES

BY: Paul B. Fleckenstein

Paul B. Fleckenstein, Senior Vice President

STATE OF TENNESSEE }
Davidson County }

BOOK 8037 PAGE 904

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 MINNESOTA }
HENNEPIN County }

Before me, THE UNDERSIGNED a Notary Public in and for the State and County aforesaid, personally appeared ~~BRUCE KROEN~~ Paul B. Fleckenstein

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 Senior Vice President of the ITT FINANCIAL SERVICES a corporation, and that he as such Paul B. Fleckenstein, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as Senior Vice President.

Witness my hand and official seal at Minneapolis, Minnesota, this 29th day of January, 19 90

Susan T. Hulke Notary Public

Commission Expires September 15, 1994

Susan T. Hulke

SUSAN T. HULKE
NOTARY PUBLIC - MINNESOTA
HENNEPIN COUNTY
My Commission Expires Sept. 15, 1994

WARRANTY DEED

FROM

TO

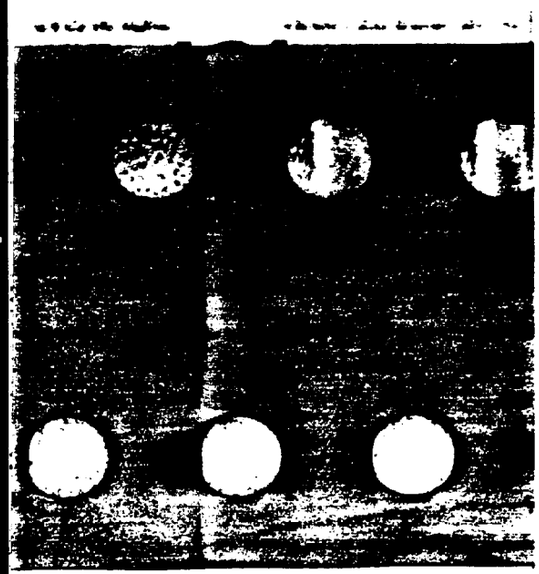
00954

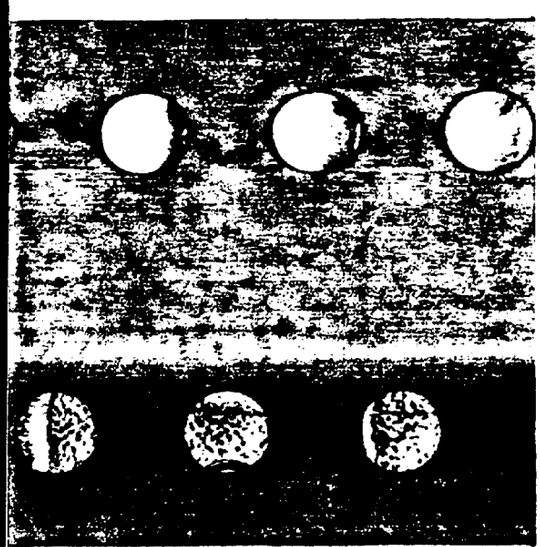
IDENTIF. REFERENCE

FEB 1 3 12 PM '90

FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY TN.

945 02/01 0101 03CHECK 234.70





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

RECEIVED OF _____

FOR _____

BOOK 8037 PAGE 905

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 69000.00
CON TX 227.70
PRFEE 1.00
WDEED 6.00
TOTAL 234.70
CHECK 234.70

02/01/90 01 15:08 0001 9453

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

00954

IDENTIF. REFERENCE

FEB 1 3 12 PM '90

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY TN.

No. 289493