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File in Box # 14

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON } G6355

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 64,538.09

Carolyn J. Cox
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF April 19 90

Notary Public

MY COMMISSION EXPIRES: November 10, 1991

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Denney, Lackey & Chernau, 424 Church St., 13th Floor, Nashville, TN 37219
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO: MORTGAGEE	MAP-PARCEL NUMBERS
CAROLYN J. COX (NAME)	BOWEST CORPORATION (NAME)	Map 133-12
408 Dawn Drive (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 85101 (STREET ADDRESS)	Parcel 183
Nashville, TN 37211 (CITY) (STATE) (P. O. ZIP)	San Diego, CA 92138-9165 (CITY) (STATE) (ZIP)	FB# 5DU-08251

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, GARY ELROD, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO CAROLYN J. COX

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. 32 on the Plan of Section Two, Greenwood Hills, of record in Book 4955, Page 31, Register's Office for Davidson County, Tennessee.

SAID Lot No. 32 fronts 59.0 feet on the easterly margin of Dawn Drive and extends back 140.35 feet on the northerly line and 162.05 feet on the southerly line to a dead line in the rear, measuring 84.00 feet thereon.

BEING the same property conveyed to Gary Elrod, unmarried, by Deed from John Darnall and wife, Beverly Darnall, of record in Book 7046, Page 98, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to restrictive covenants of record in Book 3251, Page 18, Book 3255, Page 156, and Book 5071, Page 50, said Register's Office; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been assumed.

AS part of the above consideration, the Grantee(s) herein assume and agree to pay the unpaid balance owing on a certain Note executed by Gary Elrod, unmarried to Mortgage Trust Company in the original principal amount of $58,231.00, of record in Book 7046, Page 101, Register's Office for Davidson County, Tennessee.
Assignment of Deed of Trust to Firstbank Mortgage Company, by instrument of record in Book 7064, Page 99, Register's Office for said County, and assigned to Bowest Corporation by instrument not of record.

unimproved (XX) This is improved ( ) property, known as 408 Dawn Drive, Nashville, TN 37211
(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 seised 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 his hand this 11th day of April, 19 90

GARY ELROD

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Peter Weiss, a Notary Public in and for said County and State, the within named GARY ELROD, unmarried

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

Witness my hand and official seal at Nashville, Tennessee, this 19th day of April, 19 90

Notary Public

Commission Expires November 10, 1991

STATE OF TENNESSEE
Davidson County

Before me, _____ a Notary Public in and for the State and 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 _____

WARRANTY DEED

FROM
GARY ELROD, unmarried

TO
CAROLYN J. COX

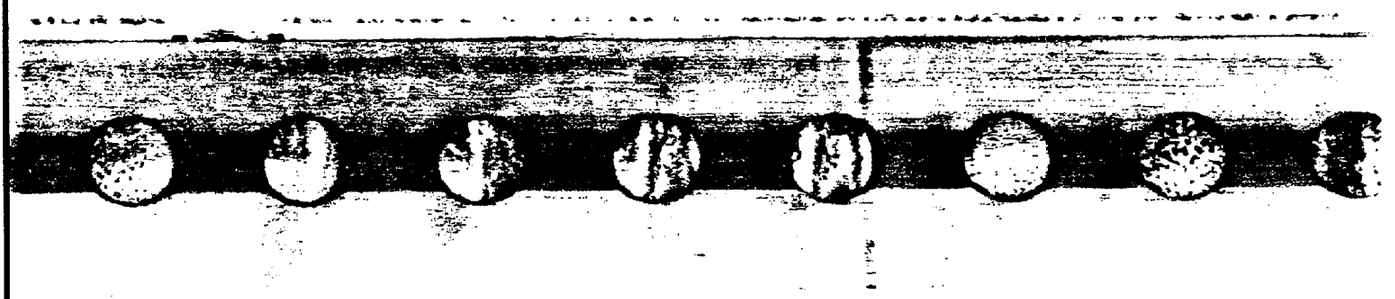
Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

18542

IDENTIF. REFERENCE

APR 12 3 10 PM '90

0787 04/12 010 01CHECK 219.85



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 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 64538.09
CON TX 212.85
PRFEE 1.00
WDEED 6.00
TOTAL 219.85
CHECK 219.85

04/12/90 01 15:08 0001 0787

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

118542

IDENTIF. REFERENCE

APR 12 3 10 PM '90

DAVIDSON COUNTY

No. 309907