THIS INSTRUMENT WAS PREPARED BY: STATE TITLE, INC., 105 Bonnabrook Drive, Suite 210, Hermitage, TN 37076

BOOK 8100 PAGE 78

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBER
NELSON E. BOWERS II AND FRANK E. FOWLER (NAME)	SAME (NAME)	Map 34-9
Lot 7B Rivergate Station (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Parcel 165 and part of parcel 3
Madison TN 37115 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Seven Hundred Sixty Thousand Five Hundred and 00/100 ($760,500.00) *Dollars,*

ROBERT O. FRENSLEY

have this day bargained and sold, and do hereby transfer and convey unto the said NELSON E. BOWERS II AND FRANK E. FOWLER

the Grantees herein, their (successors), heirs and assigns,

certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 7B on the Plan of the Resubdivision of Lots 7A and 7B of Rivergate Station Section 3, of record in Plat Book 6200, Page 941, Register's Office for Davidson County, Tennessee, being more particularly described as follows:

Beginning at a point situated in the easterly margin of Gallatin Pike said point being 840.01 feet more or less north of the northeast intersection of Edenwold Road and Gallatin Pike;

Thence, along said Gallatin Pike and around a curve to the right having a central angle of 00°03' 48", a radius of 171836.00 feet, a tangent of 95.00 feet, a total length of 190.00 feet to a point; Thence leaving said road, S 69° 23' 57" E, a distance of 468.53 feet to a point; Thence S 20° 36' 03" W, a distance of 171.61 feet to a point; Thence N 69° 23' 57" W, a distance of 40.87 feet to a point; Thence S 20° 35' 54" W, a distance of 18.39 feet to a point; Thence, N 69° 23' 57" W, a distance of 428.12 feet to the point of beginning and containing 2.027 acres of land more or less.

Being the same property conveyed to Robert O. Frensley, a single person, by Quitclaim Deed from C. Hooper Development Company of record in Book 7504, Page 578, Register's Office for Davidson County, Tennessee and by Quitclaim Deed from Rivergate Station Joint Venture being recorded simultaneously herewith.

THIS CONVEYANCE IS SUBJECT TO:

1. Taxes for the year 1990 and subsequent years.
2. Restrictive covenants of record in Book 7480, Page 965, as amended in Book 7537, Page 359, said Register's Office.
3. Declarations of Permanent Building Restrictions of record in Book 7993, Page 619, and rerecorded in Book 7997, Page 774, said Register's Office.
4. A 10 foot ingress and egress easement as shown on the plat of record in Book 6200, Page 941, said Register's Office.
5. Restrictions of record in Book 8100, Page 76, said Register's Office.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 760,500.00

Subscribed and sworn to before me this the 26th *day of* April 19 90

My commission expires: 1-9-91 *(Affix Seal)*

Affiant Nelson E. Bowers II

Notary Public Susan Frensley

unimproved (X)
This is improved ( ) property, known as Revised Lot 7B of Rivergate Station, Nashville, TN
(House Number) (Street) P.O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

Whenever 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 our hands this 26th *day of* April, 19 90, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Robert O. Frensley
ROBERT O. FRENSLEY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me the undersigned *a Notary Public in and for said County and State* Robert O. Frensley

*the within named 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* 30th *day of* April, *19* 90.

Susan Frensley *Notary Public*

Commission expires 1-9-91

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, _____, *a Notary Public of 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* _____*self to be* _____ *of the* _____, *the within named bargainor, a corporation, and that* _____*he as such* _____ *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* _____*self as* _____.

Witness my hand and seal, at office in _____, *this* _____ *day of* _____, *19*____.

_____ *Notary Public*

Commission expires _____

RUSH

MAY 1 3 30 PM '90

DAVIDSON COUNTY, TN

IDENTIFICATION REFERENCE

2.3 1.0 0.

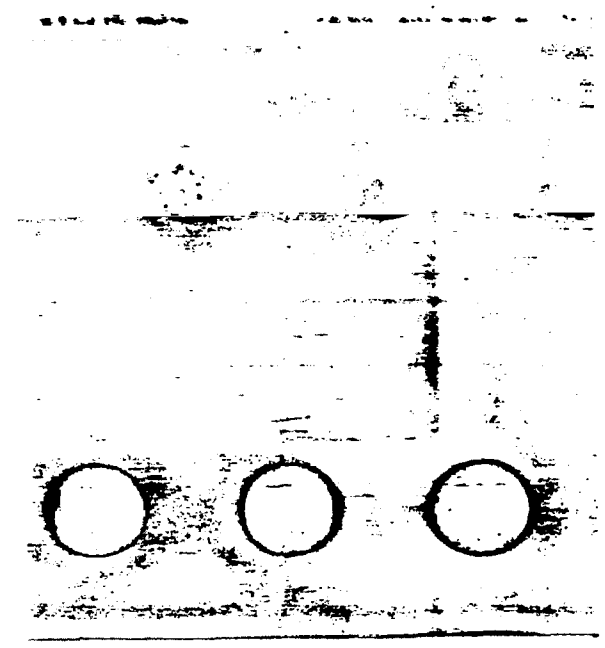
WARRANTY DEED

FROM
Robert O. Frensley

TO
Walter E. Bowers II and
Frank E. Fowler

7806 05/01 0101 03CHECK 2516.65

Compliments of
Chicago Title Insurance Company
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37238



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

RECEIVED OF _____

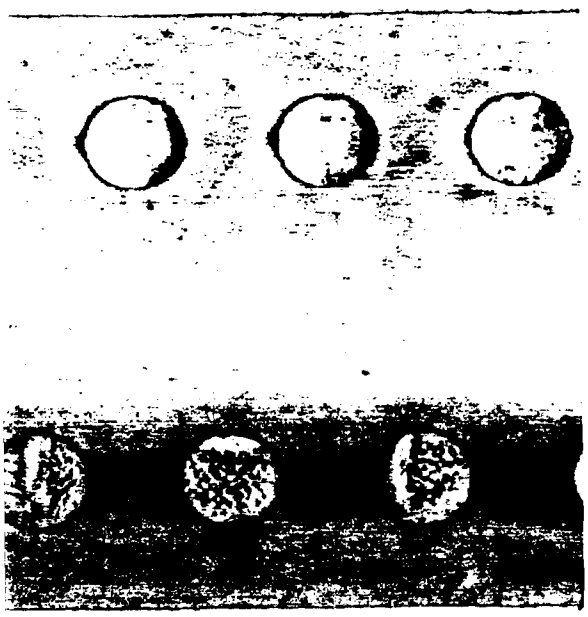
FOR _____

BOOK 8100 PAGE 80

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
760500.00
CON TX 2509.65
PRFEE 1.00
WDEED 6.00
TOTAL 2516.65
CHECK 2516.65
05/01/90 01 15:37 0001 7806



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

2310.0

IDENTIFICATION REFERENCE

MAY 1 3 36 PM '90

FELIX Z. WILSON
DAVIDSON COUNTY, TN

No. 315306