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BOX 15

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL NOS:
Joe Bowers a/k/a Joel Bowers 761 Fitzpatrick Drive Donelson, TN 37214	Statesman Mortgage Company 405 Sixth Avenue Des Moines, IA 50309	Map 96 Parcel 35 3D-81361

WARRANTY DEED

For good and valuable consideration paid and received, the Grantors, Edward Maxwell and wife, Martha Maxwell, have bargained and sold and by these presents do transfer and convey unto the Grantee, Joe Bowers a/k/a Joel Bowers, an unmarried person, his heirs and assigns, that certain tract or parcel of land in Davidson County, Tennessee, described as follows:

A tract or parcel of land in Davidson County, Tennessee, known as Downwind Acres, containing one (1) acres, more or less, a plat of which is of record in Plat Book 5800, Page 60, Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Rex Williams and wife, Nancy Williams, by deed of record in Book 5909, Page 420, Register's Office of Davidson County, Tennessee.

Being further the same property conveyed to Roger N. Maxwell and wife, Marian P. Maxwell, by deed of record in Book 5992, page 980, by Rex Williams and wife, Nancy Williams, Register's Office of Davidson County, Tennessee.

Being further the same property conveyed to Edward Maxwell and wife, Martha Maxwell, by deed of record in Book 8115, page 8, by Roger N. Maxwell and wife, Marian P. Maxwell, Register's Office of Davidson County, Tennessee.

Grantors also convey to Grantee that easement described in Book 5909, Page 420, Register's Office of Davidson County, Tennessee.

Said property is conveyed subject to easements, setback lines and restrictions of record.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the Grantee, his heirs and assigns, forever. And the Grantors covenant with the Grantee that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that same is unencumbered except as stated above. And the Grantors do further covenant and bind themselves, their heirs and representatives, to warrant and forever defend the title to the said land to the Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever.

Edward Maxwell and wife, Martha Maxwell join herein to convey whatever right, title or interest they may have in or to the subject property.

Witness our hands this 29th day of May, 1990.

EDWARD MAXWELL

MARTHA MAXWELL

BOX 15

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Roger N. Maxwell
ROGER N. MAXWELL

Roger N. Maxwell P.O.A. for Marian P Maxwell
MARIAN P. MAXWELL

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, Peggy Mathes, a Notary Public in and for said County and State, the within named, Edward Maxwell and wife, Martha Maxwell, the Bargainors, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 29th day of May, 19 90.

Peggy D Mathes
NOTARY PUBLIC

My Commission Expires: 10/9/91

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, Emily J Peterson, a Notary Public in and for said County and State, the within named, Roger N. Maxwell ~~and wife, Marian P. Maxwell~~, the Bargainors, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 29th day of May, 19 90.

Emily J Peterson
NOTARY PUBLIC

My Commission Expires: 2-26-92

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The greater of the property value or actual consideration for this transfer is $38,000.00.

Earl Maxwell
AFFIANT

SWORN TO and SUBSCRIBED before me this 29th day of May, 1990.

Peggy D. Mathes
NOTARY PUBLIC

My Commmission Expires: 10/9/91

This instrument prepared by:
Peggy D. Mathes, Esq., 214 2nd Avenue, North, Suite 204
Nashville, Tennessee 37201

BOX 15

BOOK 8125 PAGE 96

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Beverly J. Perkerson, a notary public in and for the aforesaid state and county, the within named, Roger N. Maxwell, 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 attorney-in-fact for the maker, Marian P. Maxwell, and is authorized by the maker to execute this instrument in behalf of the maker, said authority being of record in book 8125, page 93, Register's Office for Davidson County, Tennessee.

Witness my hand, at office, this 29 day of May, 1990.

Beverly J. Perkerson
NOTARY PUBLIC

BEVERLY J. PERKERSON NOTARY PUBLIC DAVIDSON COUNTY

MY COMMISSION EXPIRES: 9-26-92

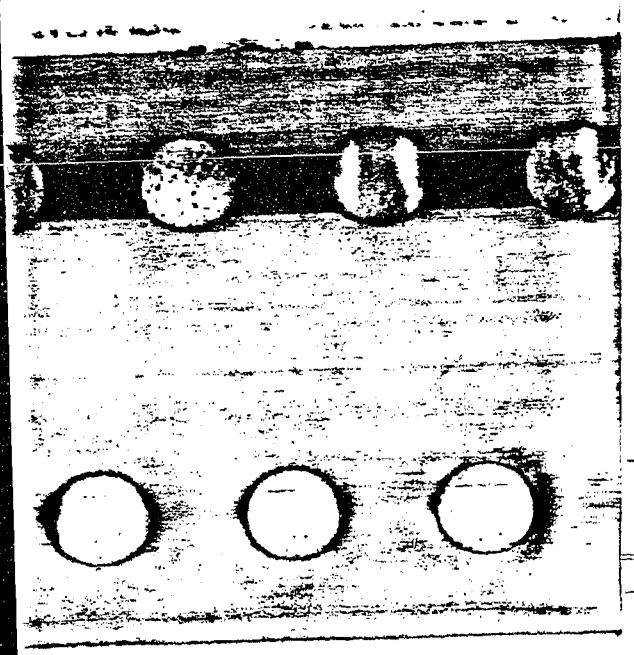
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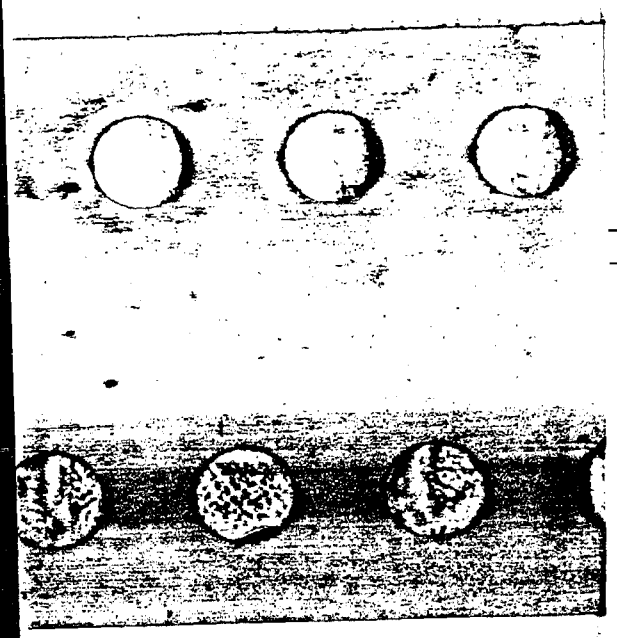
IDENTIFICATION REFERENCE

JUN 6 1 53 PM '90

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

7699 06/06 0101 03CHECK 135.40





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 38000.00
CON TX 135.40
ERR CO
CON TX 135.40-
CON TX 125.40
PRFEE 1.00
WDEED 9.00
TOTAL 135.40
CHECK 135.40

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

06/06/90 01 13:53 0001 7699

3.1587

IDENTIFICATION REFERENCE

JUN 6 1 53 PM '90

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 325382