This instrument was prepared by:
American Escrow Company
P. O. Box 1733, Hendersonville, TN 37077
Please return to same.

WARRANTY DEED

Address New Owner:	Send Tax Bills to:	Map-Parcel Nos.
Ronald G. Lee	BoWest Corporation	42-9-109
804 Tuckahoe Drive	330 N. Torrey Pines Ct.	11D 8940
Madison, TN 37115	La Jolla, CA 92037-1021	

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value, whichever is greater, for this transfer is $61,217.53.

Affiant

Subscribed and sworn to before me, this the 14th day of November, 1991.

Notary Public

My Commission Expires: 11/19/94

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,

MICHAEL S. HOPKINS and wife, DEBORAH L. HOPKINS,

hereinafter called the Grantors, have bargained and sold and by these presents do transfer and convey unto

RONALD G. LEE and wife, BONNIE J. LEE,

hereinafter called the Grantees, their heirs, successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows; TO WIT:

LAND in Davidson County, Tennessee, being Lot No. 53 on the Plan of Kemper Heights, Section 2, as of record in Book 2331, Page 104, Register's Office for said County.

SAID Lot fronts 70 feet on the northerly side of Tuckahoe Drive and runs back between lines 168.4 feet on the easterly margin and 160.9 feet on the westerly margin to a broker line in the rear on which it measures 92.2 feet.

BEING the same property conveyed to Michael S. Hopkins and wife, Deborah L. Hopkins by deed from Charles B. Hellmann, Jr. and wife, Janice S. Hellmann of record in Book 7288, Page 971, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to all restrictions and easements of record.

THIS is improved property located at:
804 Tuckahoe Drive, Madison, TN 37115.

AS part of the consideration for this conveyance is the Grantees assumption of the Deed of Trust of record in Book 7288, Page 974, Register's Office for Davidson County, Tennessee, which secures one note in the original principal amount of $59,114.00 now payable to BoWest Corporation, the unpaid balance of which indebtedness the Grantees do hereby agree to assume and to pay in accordance with the terms and conditions of said Note and Deed of Trust.

Below line for Register's use

6.2 6.9 3

TENNESSEE REFERENCE

Nov 18 10 40 AM '91

0157 11/18 0101 03CHECK 233.44

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 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 the said land to the said Grantees, their heirs, successors and assigns, against the lawful claims of all persons whomsoever.

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 the 15th day of November, 1991.

Michael S. Hopkins

Deborah L. Hopkins

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STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, Michael S. Hopkins and wife, Deborah L. Hopkins, the bargainors, with whom I am personally acquainted, or who proved to me based upon satisfactory evidence to be the persons, who executed the within instrument and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Hendersonville, Tennessee, this the 15th day of November, 1991.

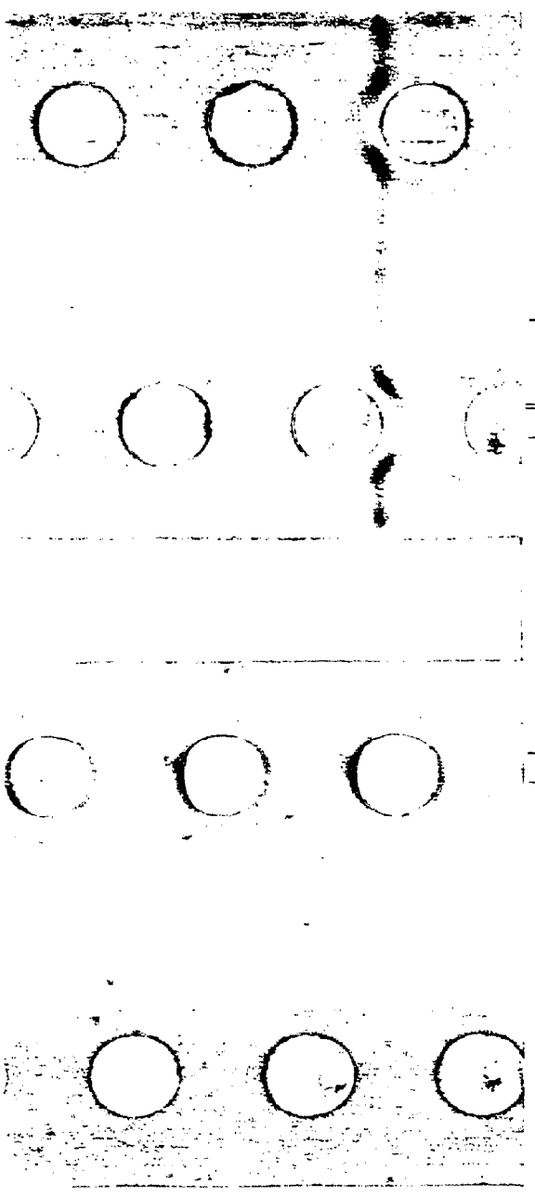
W. K. Georgas, Jr., Notary Public, JR.

My Commission Expires: 11/19/94

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Rm

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



RECEIVED OF _____

FOR _____

BOOK 8487 PAGE 490

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 61217.53
CON TX 226.44
PRFEE 1.00
WDEED 6.00
TOTAL 233.44
CHECK 233.44

11/18/91 01 10:42 0001 0157

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

6.26.93

IDENTIFICATION

Nov 18 10 40 AM '91

No. 477249