WARRANTY DEED

70-6

STATE OF TENNESSEE) BOOK 8617 PAGE 43 2

COUNTY OF ~~SHELBY~~) Davidson

THIS INDENTURE, made and entered into this 30th day of March, 1992, by and between FENDRIX A. BOWERS, JR., the first part, and WESTERN UNITED LIFE ASSURANCE COMPANY, its successors and assigns, party of the second part.

WITNESSETH: That for the consideration hereinafter expressed the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate situated and being in the City of Nashville, County of Davidson, State of Tennessee, to-wit:

Land in Davidson County, Tennessee, being Lot No. 15 on the Plan of Taigan's Court Subdivision, as of record in Book 6900, page 710, said Register's Office. And being the same property conveyed to the grantor herein by Warranty Deed recorded as Book 8087, Page 345, said Register's Office

TO HAVE AND TO HOLD the aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in anywise appertaining unto the said party of the second part, his successors and assigns, in fee simple, forever.

And the said party of the first part does hereby covenant with the said party of the second part that he lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same, that the same is unencumbered except as to an encumbrance evidenced by a deed of trust originally executed to Saturn & Mazer, Trustee, dated March 23, 1990, for Michael Shields to secure the payment of a note of even date therewith in the principal sum of $84,950.00 which deed of trust is recorded in Book 8087, Page 348, in the office of Register of Deeds, Davidson County, Tennessee, and which deed of trust was validly assigned to Western United Life Assurance Company, and that the title and quiet possession thereto they will warrant and forever defend against the lawful claims of all persons.

THE CONSIDERATION for this conveyance is as follows: One Dollar ($1.00) cash in hand to first party paid and other good and valuable considerations to first party passing, the receipt of all of which is hereby acknowledged.

WITNESS THE signature of the party of the first part the day and year first above written.

Fendrix A. Bowers Jr.
FENDRIX A. BOWERS, JR.

07089

IDENTIF. REFERENCE

MAY 4 11 22 AM '92

[illegible]

STATE OF TENNESSEE)

COUNTY OF DAVIDSON) BOOK 8617 PAGE 44

On this 30 day of March, 1992, before me, a notary public in and for said State and County, duly commissioned and qualified, personally appeared FENDRIX A. BOWERS, JR., to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

WITNESS my hand and Notarial Seal at office the day and year above written.

Bonnie L. McKeithen
NOTARY PUBLIC

My commission expires: 3/27/93

Prepared By and Return To: Larry A. Weissman, Attorney at Law
5118 Park Avenue, Suite 127
Memphis, TN 38117

Mail Tax Bills To: Western United Life Assurance Co.
P. O. Box 2162
Spokane, WA 99204

Property Address: 2714 A & B Tucker Rd.
Nashville, TN

I, or we, hereby swear of affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred whichever is greater is $ 84975.69, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

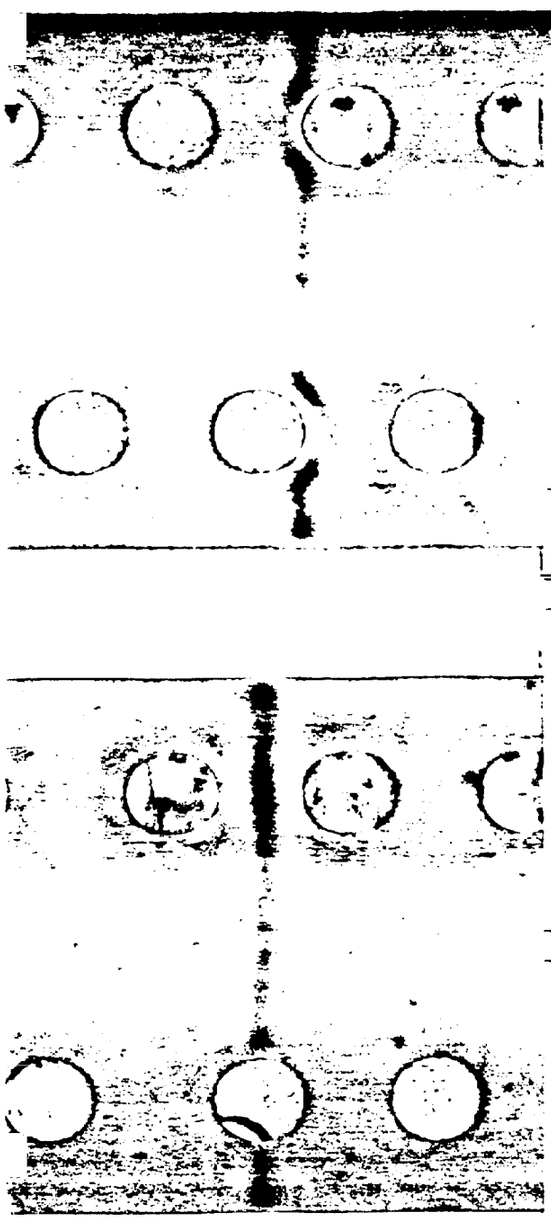
Sherry Loosier
AFFIANT

3.07 15 04 0101 03CHECK 321.41

Subscribed and sworn to before me this the 30 day of March, 1992.

NOTARY PUBLIC

My commission expires: 4-11-95



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

RECEIVED OF _____

FOR _____

BOOK 8617 PAGE 45

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 84975.89
CON TX 314.41
PRFEE 1.00
WDEED 6.00
TOTAL 321.41
CHECK 321.41

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

05 04 92 01 11:22 0001 3107

07089

IDENTIF. REFERENCE

MAY 4 11 22 AM '92

REGISTER OF DEEDS
DAVIDSON COUNTY, TN.

No. 527383