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STATE OF TENNESSEE
COUNTY OF Davidson }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 51,000.00

Johnny Rowland
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE

18th DAY OF April, 19 94

Notary Public

MY COMMISSION EXPIRES 4/28/97

PREPARED BY:
BRIAN L. SMITH, ESQ. & ASSOCIATES
POST OFFICE BOX 663
GALLATIN, TENNESSEE 37066

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Johnny Rowland (NAME)	Johnny Rowland (NAME)	96-14-70
2934 Twin Lawn Drive (STREET ADDRESS OR ROUTE NUMBER)	Same (STREET ADDRESS)	
Nashville TN. 37214 (CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (ZIP)	

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, Joseph L. Stephach

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Johnny Rowland and wife, Denise L. Rowland

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. 741 on the Plan of Cloverhill Subdivision, Section 9, a plat of which is of record in Book 2331, Page 44, Register's Office for Davidson County, Tennessee. Said Lot No. 741 fronts 70 feet on the northerly margin of Twin Lawn Drive and extends back on the westerly margin 145.1 feet and 155 feet on the easterly margin to a dead line in the rear which measures 91.2 feet thereon.

Being the same property conveyed to Joseph L. Stepbach by Quitclaim Deed of record in Book 5185, Page 814, Register's Office for Davidson County, Tennessee.

The above legal description is the same as that contained in the previous deed of record.

Subject to any and all plats, easements, restrictions, and other matters of record.

The spouse of Joseph L. Stepbach, if any, is joining in this conveyance to convey to Grantee(s) any interest she may have in said property by virtue of her marriage to Grantor.

unimproved ( )
This is improved (XX) property, known as 2934 Twin Lawn Drive (House Number) (Street) Nashville, TN 37214 (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 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 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 my hand(s) this 18th day of April, 19 94

Joseph L. Stepbach
Joseph L. Stepbach

STATE OF TENNESSEE
COUNTY OF DAVIDSON }

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Joseph L. Stepach

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 18th day of April, 19 94.

Commission expires 4/28/97

Notary Public

STATE OF TENNESSEE
COUNTY OF }

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who (his oath) (himself) upon (their several oaths) acknowledged (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he) as such _____ (they) and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19_____.

Commission expires _____

Notary Public

42771
IDENTIF. & REFERENCE

94 APR 25 PM 3:37
FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.

PICK-UP

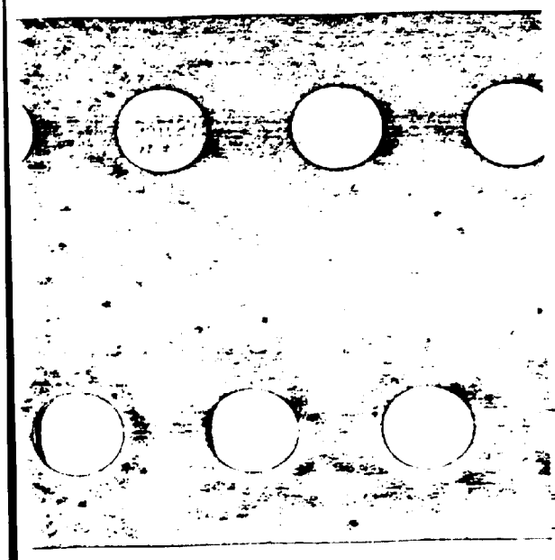
WARRANTY DEED

FROM

TO

Furnished by:

3094 04/25 0101 03CHECK 197.70



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

RECEIVED OF _____

FOR _____

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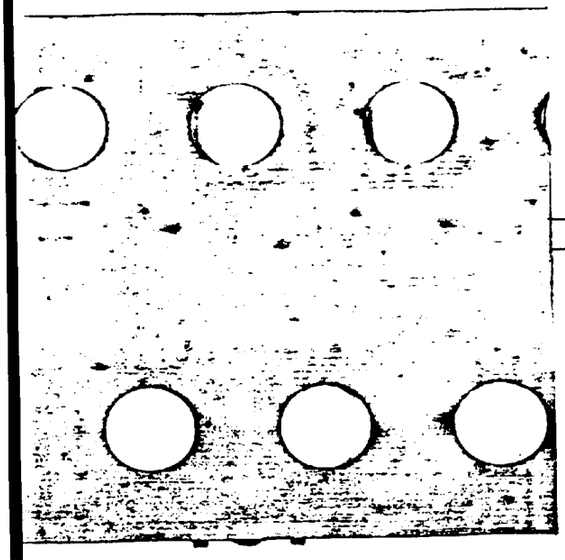
CO CONVEYANCE
MO MORTGAGE
WD WARRANTY DEED
TD TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
				CAMT 51000.00
				CON TX 188.70
				PRFEE 1.00
				WDEED 8.00
				TOTAL 197.70
				CHECK 197.70
			04/25/94 01	15:38 0001 8094

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



42771
IDENTIF. & REFERENCE

94 APR 25 PM 3:37
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 783235