52945

File Ex x-4

This Instrument Prepared By: IDENTIF. & REFERENCE
HAROLD REEVES, ATTORNEY P.C.
640 Spence Lane, Suite 218
Nashville, TN 37217
(615) 361-6679

94 MAY 23 PM 1:26

FELIX ... REGISTER
DAVIDSON COUNTY TN

ADDRESS NEW OWNER:
Francis J. McGowan and Cheri M. McGowan
3425 Bridgeton Cove
Antioch, TN 37013

SEND TAX BILL:
To Mortgagee*

MORTGAGEE:
First Tennessee Bank National Association
P. O. Box 474
Memphis, TN 38101

MAP AND PARCEL:
MAP 151-A
PARCEL 60
2 DX 08343

WARRANTY DEED

BOOK 9353 PAGE 451

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, Eugene T. Collins, unmarried, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Francis J. McGowan and wife, Cheri M. McGowan, as tenants by the entirety , 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:

BEING Lot 60, Chatham Pointe, as recorded in Book 6900, Pages 444-447, Register's Office, Davidson County, Tennessee.

Being a part of the same property conveyed to Eugene T. Collins , by deed from Leader Enterprises, Inc. of record in Book 9234, Page 860, Register's Office for Davidson County, Tennessee.

This is part of the same description as in previous deed of record.

Subject to Declaration of Covenants, Conditions, and Restrictions of record in Book 7358, Page 656, amended in Book 7538, page 792, amended in Book 7599, page 812, and Book 8667, page 381; Deed (common area) in Book 7683, page 718; Charter 7597, page 977; By-Laws in Book 8679, page 446, said Register's Office.

This conveyance is subject to Public Utilities and Drainage Easement; Easement for Ditch and Pipe; Utility Anchor Easement; and Minimum Building Setback Lines of record in Book 6900, Pages 444-447, said Register's Office.

This is improved property known as 3425 Bridgeton Cove, Antioch, TN 37013.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Francis J. McGowan and wife, Cheri M. McGowan, their heirs and assigns, forever; and we, Eugene T. Collins, unmarried 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. Wherever used, the singular 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 19th day of May, 1994.

Eugene T. Collins

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Eugene T. Collins, unmarried the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this the 19th day of May, 1994.

NOTARY PUBLIC

My Commission Expires: 11/5/96

STATE OF TENNESSEE)
COUNTY OF Davidson)

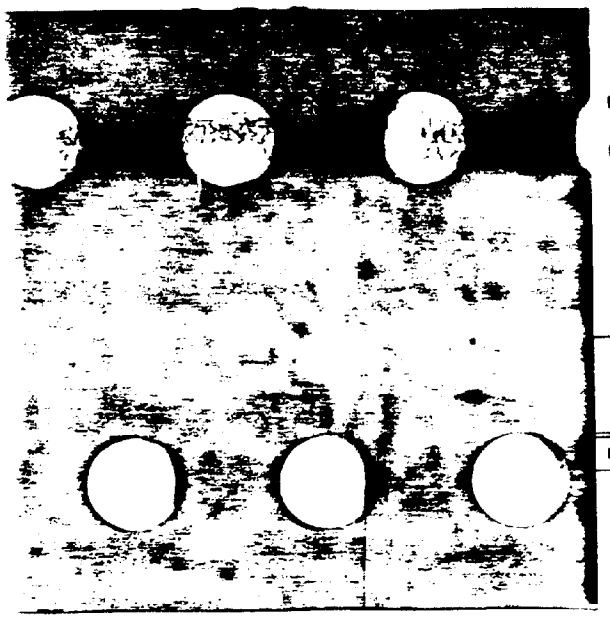
The actual value or consideration, whichever is greater, for this transfer is $ 117,900.00.

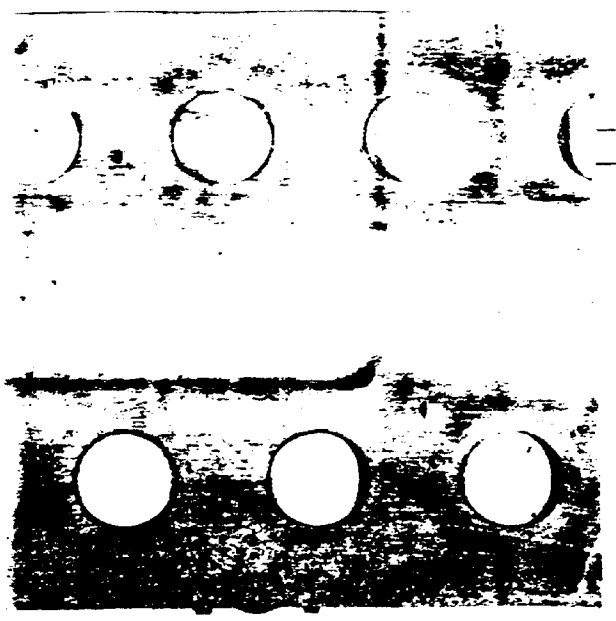
AFFIANT

Subscribed and sworn to before me this 19th day of May, 1994.

NOTARY PUBLIC
My Commission Expires: 11/5/96

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9353 PAGE 453

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
			AMT	
				117900.00
			CON TX	436.23
			PRFEE	1.00
			MTGFEE	8.00
			TOTAL	445.23
			CHECK	445.23
			05	13:25 0001 9215

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

52945
IDENTIF. & REFERENCE

94 MAY 23 PM 1:26
FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TN.

No. 794209