WARRANTY DEED

BOOK 9407 PAGE 459

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ - SHELBY
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 299,500.00
Benjamin F. Booker III, MD
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
27th DAY OF June 19 94
Jeffrey T. McElroy
Notary Public
MY COMMISSION EXPIRES: MARCH 16 1997
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Lassiter, Tidwell & Trentham, 428 Wilson Pike Circle, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Benjamin F. Booker, III (NAME)	NationsBanc Mortgage Corporation (NAME)	171-08-0-A
5541 Cottonport Drive (ADDRESS)	P. O. Box 353 (ADDRESS)	115.00CO
Brentwood, TN 37027 (CITY) (STATE) (ZIP)	Louisville, KY 40201-0353 (CITY) (STATE) (ZIP)	

FOR AND 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, Roxane Marie McGowan and husband, David C. McGowan, Jr.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Benjamin F. Booker, III and wife, Ginger Sperry Booker

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, TN, being Lot No. 115 on the Plan of Cottonport Plantation, Phase II, of record in Book 6900, Page 950, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to David Charles McGowan, Jr. etux Roxane Marie McGowan by deed from Majestic Homes, Inc. of record in Book 8469, Page 652, Register's Office for Davidson County, TN. Being further conveyed to Roxane Marie McGowan by Quitclaim Deed from David Charles McGowan, Jr. of record in Book 9243, Page 634, Register's Office for Davidson County, TN.

This description is the same used in the previous deed of record.

Subject to restrictions in Book 7430, Page 784; Amended in Book 7565, Page 57; further amended in Book 7824, Page 254; Book 7897, Page 576; Declaration in Book 7637, Page 925; Amended in Book 8313, Page 932; Agreement in Book 7350, Page 137; Charter in Book 7621, Page 600; Deeds in Book 8486, Page 332; and all matters on the plan of record.

IDENTIF. & REFERENCE

71023

94 JUL 14 PM 12:41

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.

MAIL ENV.

unimproved ( )
This is improved (X) property, known as 5541 Cottonport Drive, Brentwood, TN 37027
(House Number) (Street) (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. Wherever 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 this 27th day of June 19 94

Roxane Marie McGowan

Roxane Marie McGowan

David C. McGowan, Jr.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Roxane Marie McGowan and husband, David C. McGowan, Jr.

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Brentwood, Tennessee, this 27th day of June, 19 94.

Commission expires 6-28-95

Notary Public

STATE OF TENNESSEE
COUNTY OF

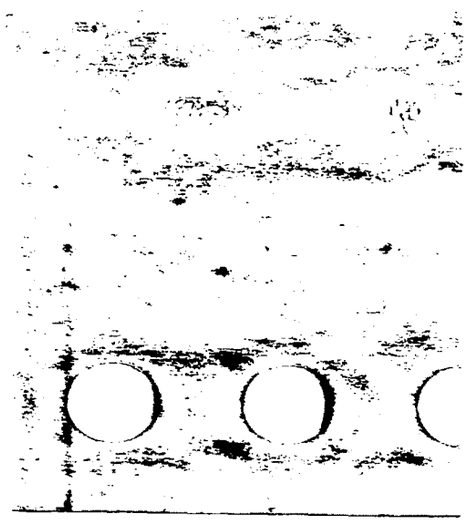
Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute 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 _____.

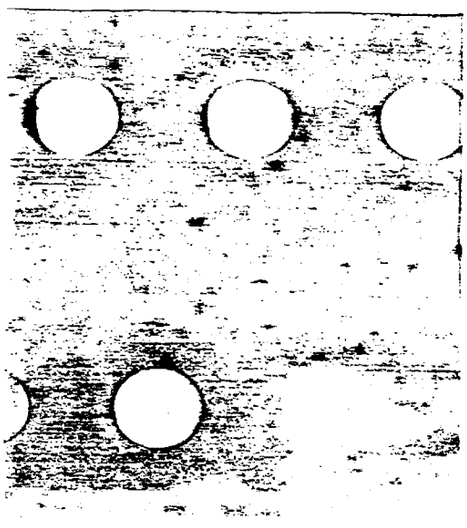
Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____ .

My commission expires _____

Notary Public

6889 07/14 0101 03CHECK 1117.15





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

RECEIVED OF _____

FOR _____

BOOK 9407 PAGE 461

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	
				299500.00
			CON TX	1108.15
			PRFEE	1.00
			WDEED	8.00
			TOTAL	1117.15
			CHECK	1117.15
07/14/94	01		12:41 0001	6889

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

71023
IDENTIF. & REFERENCE

94 JUL 14 PM 12:4
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN

No. 813493