fax 1

WARRANTY DEED

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE STATUS OF THE TITLE OF THE PROPERTY CONVEYED HEREIN.

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 67,500.00

James Harold Addison
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 3rd DAY OF February, 19 95

Notary Public

MY COMMISSION EXPIRES: October 30, 1995
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Gary B. Fisher, Attorney, 2711 Murfreesboro Rd. #200, Antioch, TN 37013

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James Harold Addison	NationsBanc Mortgage Corporation	52-09-0
(NAME)	(NAME)	
330 East Due West Avenue	P.O. Box 353	72
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	Louisville, KY 40201-0353	11D 66900
(CITY) (STATE) (ZIP)	(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, Ronald G. Lowder and wife, Cathy F. Lowder

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James Harold Addison and wife, Gladys C. Addison

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 the 11th Civil District of Davidson County, Tennessee, being Lot No. 14 and the northerly part of Lot No. 15 on the map of Core Subdivision, not of record, and being more particularly described as follows:

Beginning at a point in the southerly margin of (East) Due West Avenue, at the northeasterly corner of Lot No. 13 of said Subdivision, being the property conveyed to George G. Moody of record in Book 3026, page 211, said Register's Office, said point also being the northwesterly corner of Lot No. 14; thence leaving the southerly margin of (East) Due West Avenue with the easterly line of said Lot No. 13 southwardly 150 feet to a point; thence eastwardly, parallel to the line between Lots 14 and 15, 147.5 feet to the westerly margin of a 50 foot unnamed street; thence with the margin of the same, northwardly 150 feet to the southerly margin of (East) Due West Avenue, being the northeasterly corner of Lot No. 14; thence with said margin westwardly 145 feet to the point of beginning, excepting however, a small triangle out of the northeasterly corner of Lot No. 14, taken for a curve at the intersection of (East) Due West and said unnamed street as shown on said unrecorded Subdivision.

Being the same property conveyed to Ronald G. Lowder and wife, Cathy F. Lowder by deed of record in Book 6640, Page 688, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ( )
This is improved (XX) property, known as 330 East Due West Avenue, Madison, TN 37115
(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 our hands this 3rd day of February 1995

Ronald G. Lowder

Cathy F. Lowder

DCTN01WC

BOOK 9590 PG 579

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Ronald G. Lowder and wife, Cathy F. Lowder

the bargainor s, 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 Antioch, Tennessee, this 3rd day of February, 19 95

Commission expires October 9, 1995

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

IDENTIF. & REFERENCE

32498

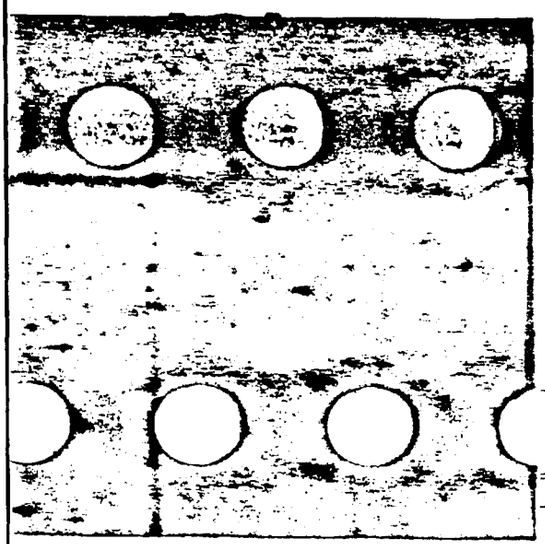
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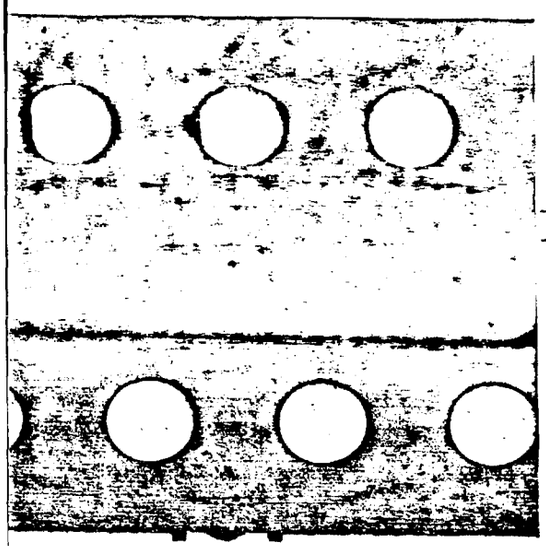
FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.

97.2 02/27 2:01 03CHECK

8.00

DCTN01WC





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

BOOK 9590 PG 580

RECEIVED OF _____

FOR _____

BOOK 9303 PAGE 241

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	67500.00
CON TX	249.75
PRFEE	1.00
MISC	16.00
TOTAL	266.75
CHECK	266.75

04/06/94 01 09:31 0001 0508

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

35857
IDENTIF. ↑ REFERENCE

94 APR -6 AM 9:29
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 775755