47790

IDENTIFICATION REFERENCE

PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law
2405 Crestmoor Road; P.O. Box 150157
Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746

W & I Ref: (cmw) Title No: 36195
Dav. Co. File: Box 8

95 MAR -3 PM 12:35

BOOK 9634 PG 642

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
William M. Fowler Robyn R. Fowler 5141 West Oak Highland Drive Antioch, TN 37013	PNC Mortgage Corp. of America P. O. Box 8111 Vernon Hills, Illinois 60061

TAX MAP-PARCEL NUMBERS: 173-04-A-126 05DX 00144

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **James B. Templeton and spouse, Carolyn R. Templeton,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **William M. Fowler and spouse, Robyn R. Fowler,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

LAND in Davidson County, Tennessee, being Lot No. 136 on the plan of Oak Highlands, Phase I, of record in Book 6900, page 431 thru 435, Register's Office for said County.

SAID Lot No. 126 fronts 60.00 feet on the southerly margin of West Oak Highland Drive and extends back between parallel lines 15.00 feet to a dead line in the rear.

BEING the same property conveyed to James B. Templeton and wife, Carolyn R. Templeton by deed from Great Southern Homes of Tennessee, Inc. of record in Book 8145, page 283, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

The property herein conveyed is subject to the restrictive covenants, liens and other matters set forth in Book 7350, Page 24, re-recorded in Book 7367, page 587 and Book 7367, page 615, said Register's Office, and to the matters set forth in the referenced Plan of record.

This is improved property, known as: 5141 West Oak Highland Drive, 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 Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 30th day of March, 1995.

James B Templeton
James B. Templeton

Carolyn R. Templeton
Carolyn R. Templeton

State of Tennessee
County of Davidson

On this 30th day of March, 1995, before me the undersigned authority, personally appeared **James B. Templeton** and **Carolyn R. Templeton**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: _____ Notary Public

PERCY WILKINS JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 7/27/96

State of Tennessee
County of Davidson

A F F I D A V I T

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 145000.00

William M Fowler
Affiant

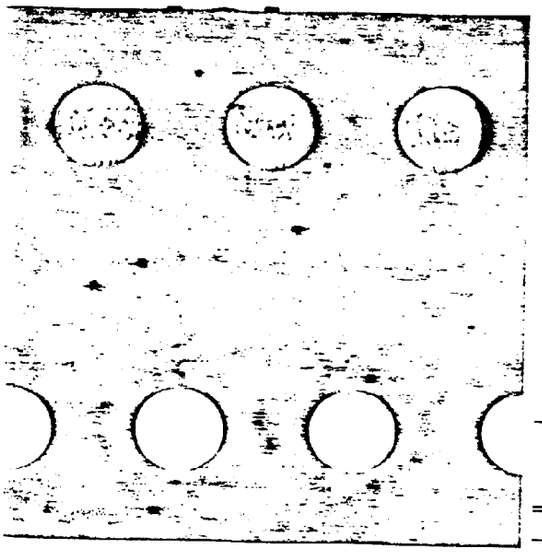
Sworn and subscribed before me on the 30th day of March, 1995.

Notary Public

My Commission Expires: _____

PERCY WILKINS JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 7/27/96

TRS 24.03 2.01 03CHECK 545.50



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

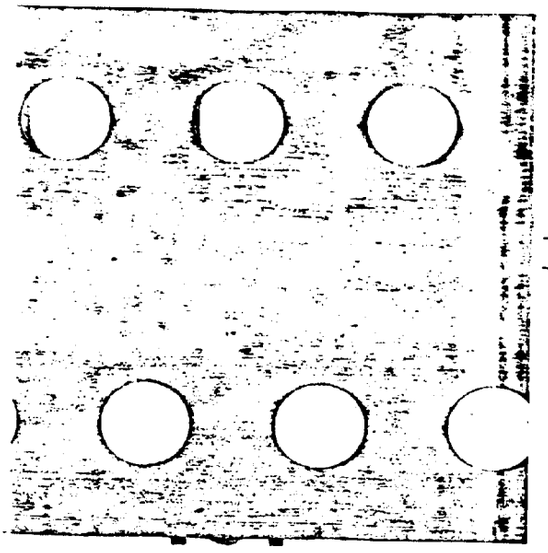
RECEIVED OF _____

FOR _____

BOOK 9634 PG 644

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



DAMT	145000.00
DON TX	536.50
PRFEE	1.00
WDEED	8.00
TOTAL	545.50
CHECK	545.50

04/03/95 01 12:34 0001 6756

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

47790
IDENTIFICATION REFERENCE

95 APR -3 PM 12:35

REGISTER
DAVIDSON COUNTY, TN.

No. 896286