This Instrument Prepared By:
Gail P. Pigg, Attorney
219 Second Avenue, North
First Floor Suite
Nashville, Tennessee 37201

NEW OWNER(S) ADDRESS:	SEND TAX BILLS TO:	MAP & PARCEL NO.
Fredric J. Rowan, et ux	SAME	Map 145-11
5200 Granny White Pike		Parcel 18
Nashville, Tennessee 37220		

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid, the receipt of which is hereby acknowledged, we

LADY CLAIRE HARLESS, WIDOW

have bargained and sold and by these presents do hereby transfer and convey unto the said

FREDRIC J. ROWAN AND WIFE, MARCY M. ROWAN

GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in DAVIDSON County, State of Tennessee, described as follows:

Land in the 7th, formerly the 11th, Civil District of Davidson County, Tennessee, being Lot No. 13 on the Plan of Granny White Pike, as of record in Book 3700, page 72, Register's Office for said County, described as follows:

Beginning at a point in the easterly margin of Granny White Pike, at the intersection of Stonewall Jackson Court; thence around a curve northeasterly 39.3 feet to a point in the southerly margin of said Court; thence with said margin easterly 180.4 feet; thence south 5° 15' west 281.7 feet; thence north 88° 12' west 243.2 feet to a point in the easterly margin of Granny White Pike; thence along said margin north 12° 10' east 278.8 feet to the point of beginning.

Being the same property conveyed to Lewis D. Harless and wife, Lady Claire Harless, by deed from Lola B. Anderson, widow, of record in Book 4286, page 947, Register's Office for Davidson County, Tennessee. The said Lewis D. Harless having since died.

THIS CONVEYANCE IS SUBJECT TO:

1. 1995 taxes.

2. All matters shown on the Plan of record in Book 3700, page 72, Register's Office for Davidson County, Tennessee, shows an Owner's Certificate, certain notes, easements and setback lines.

3. Restrictive Covenants contained in instrument of record in Book 4025, page 341, said Register's Office.

4. Easement for sanitary sewers and/or storm drainage of record in Book 7758, page 721, said Register's Office.

This is improved property now known as 5200 Granny White Pike, Nashville, Davidson County, Tennessee.

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, except as above set forth. 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, except as set forth above.

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 this 29th day of August, 1995.

Lady Claire Harless

LADY CLAIRE HARLESS

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared LADY CLAIRE HARLESS, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, the within named bargainors, and, who, upon oath, acknowledged that she executed the foregoing instrument for the purpose therein contained.

WITNESS my hand and seal at office in Nashville, Tennessee, this 29th, day of August, 1995.

NOTARY PUBLIC

My commission expires: 7/27/96.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer or value of property (whichever is greater) is $125,000.00.

Sworn to and subscribed before me this 29th day of August, 1995.

NOTARY PUBLIC

My commission expires: 7/27/96.

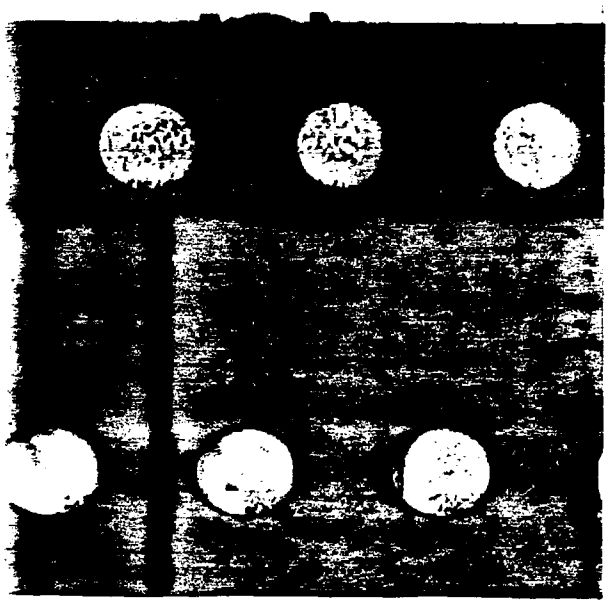
RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

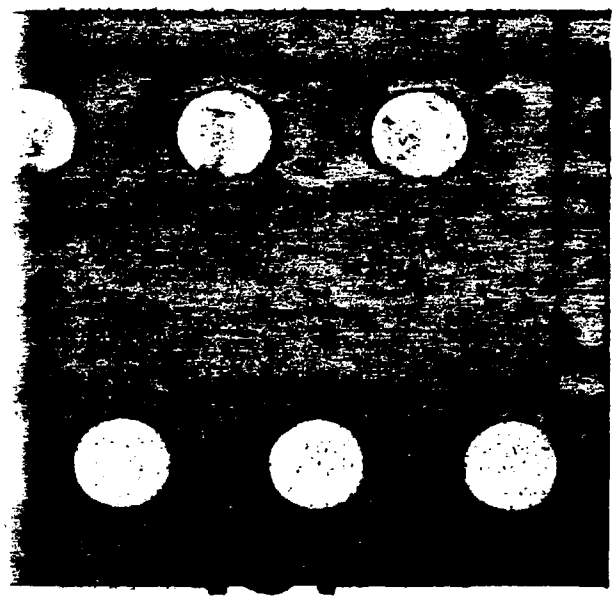
3845 08/31 0101 03CHECK 471.50

95 AUG 31 AM 10:55
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE

0095390





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

RECEIVED OF _____

FOR _____

BOOK 9780 PG 8

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CD 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 125000.00
CON TX 462.50
PRFEE 1.00
WDEED 8.00
TOTAL 471.50
CHECK 471.50
08/31/95 01 10:54 0001 8845

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0095390
IDENTIF. ↑ REFERENCE

95 AUG 31 AM 10:55
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No.947759