BOOK 9819 PG 54

STATE OF TENNESSEE }
COUNTY OF DAVIDSON}

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $189,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19 DAY OF SEPTEMBER, 1995.

NOTARY PUBLIC

MY COMMISSION EXPIRES 5/30/99 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
STATE TITLE, INC., 107 POINT EAST DRIVE, NASHVILLE, TN 37216

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
RENEE E. MONTERIO-MEYERS et vir 6904 SUNDERLAND CIRCLE NASHVILLE, TN 37221	NEW OWNERS	141-15-D/58

FOR AND IN 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,

JAMES S. BOWERS, JR., and wife, LAURALYN S. BOWERS

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

RENEE E. MONTERIO-MEYERS and husband, TONY MEYERS

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, TENNESSEE, BEING LOT NO. 58 ON THE PLAN OF SHEFFIELD ON THE HARPETH, PHASE I, AS OF RECORD IN BOOK 6900, PAGES 10 AND 11, REGISTER'S OFFICE FOR SAID COUNTY.

SAID LOT NO. 58 FRONTS 80.00 FEET ON THE SOUTH MARGIN OF SUNDERLAND CIRCLE AND RUNS BACK 123.99 FEET ON THE EAST LINE AND A TOTAL OF 116.15 FEET ON THE WEST LINE TO A LINE IN THE REAR MEASURING 72.63 FEET THEREON.

BEING THE SAME PROPERTY CONVEYED TO JAMES S. BOWERS, JR., AND WIFE, LAURALYN S. BOWERS BY WARRANTY DEED OF PHILLIPS BUILDERS, INC., DATED DECEMBER 20, 1988, AND OF RECORD IN BOOK 7742, PAGE 865, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
1) 1995 TAXES AND SUBSEQUENT YEARS.
2) ANY AND ALL RESTRICTIONS, CONDITIONS, AND EASEMENTS OF RECORD.
3) ALL MATTERS AFFECTING SAID PREMISES AS CONTAINED IN PLAT BOOK 6900, PAGE 10, SAID REGISTER'S OFFICE, INCLUDING BUT NOT LIMITED TO AN EASEMENT FOR SEWER OVER THE EAST 10-FEET OF SAID LOT, A 15-FOOT EASEMENT FOR UTILITIES OVER THE EAST OF SAID LOT, A 10-FOOT EASEMENT FOR UTILITIES AND DRAINAGE OVER THE FRONT OF SAID LOT, A 15-FOOT EASEMENT FOR DRAINAGE AND UTILITIES OVER THE REAR OF SAID LOT, AND AN EASEMENT FOR LANDSCAPING OVER THE REAR 15-FEET OF SAID LOT.
4) AN EASEMENT FOR WATER LINES GRANTED TO HARPETH VALLEY UTILITIES DISTRICT, OF RECORD IN BOOK 5738, PAGE 829, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.
5) PROPERTY IS A PLANNED UNIT DEVELOPMENT AND IS SUBJECT TO THE BY-LAWS OF THE SHEFFIELD ON THE HARPETH HOMEOWNER'S ASSOCIATION, OF RECORD IN BOOK 9702, PAGE 99, SAID REGISTER'S OFFICE, INCLUDING LIENS FOR ASSESSMENTS AS PROVIDED THEREIN.

6) RESTRICTIVE COVENANTS CONTAINED IN BOOK 6925, PAGE 900, AND BOOK 7145, PAGE 954, SAID REGISTER'S OFFICE.
7) ANY PORTION OF THE PREMISES ENCOMPASSED WITHIN THE BOUNDS OF SUNDERLAND CIRCLE.

This is improved property known as: 6904 SUNDERLAND CIRCLE, NASHVILLE, TN 37221
(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 19th day of SEPTEMBER, 1995.

JAMES S. BOWERS, JR.

LAURALYN S. BOWERS

STATE OF South Carolina
COUNTY OF Greenville

Personally appeared before me, JAMES S. BOWERS, JR., and wife, LAURALYN S. BOWERS, with whom I am personally acquainted, or whose identity was proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 19 day of SEPTEMBER, 1995.

NOTARY PUBLIC

My Commission Expires: May 12, 2003

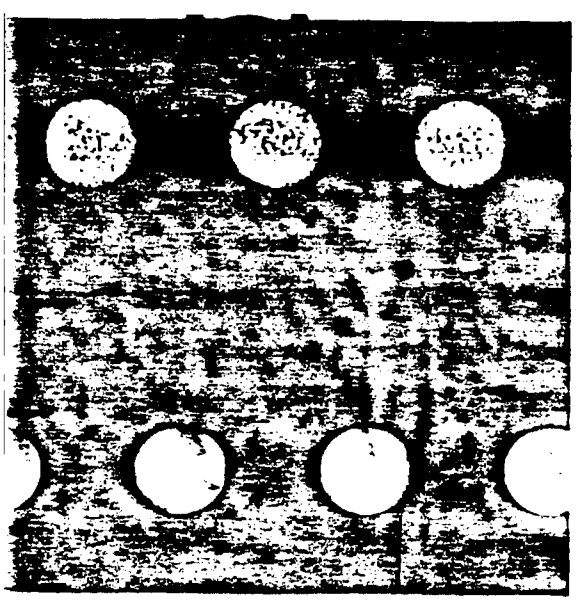
My Commission Expires May 12, 2003

AFTER RECORDING, RETURN TO:
STATE TITLE, INC.
107 POINT EAST DRIVE
NASHVILLE, TN 37216

95 OCT -5 AM 10:19
FELIX Z. WINSTEAD, REGISTER
DAVIDSON COUNTY, TN.

3332 10/05 0101 03CHECK 708.30

0108968
IDENTIF. & REFERENCE



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9819 PG 56

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

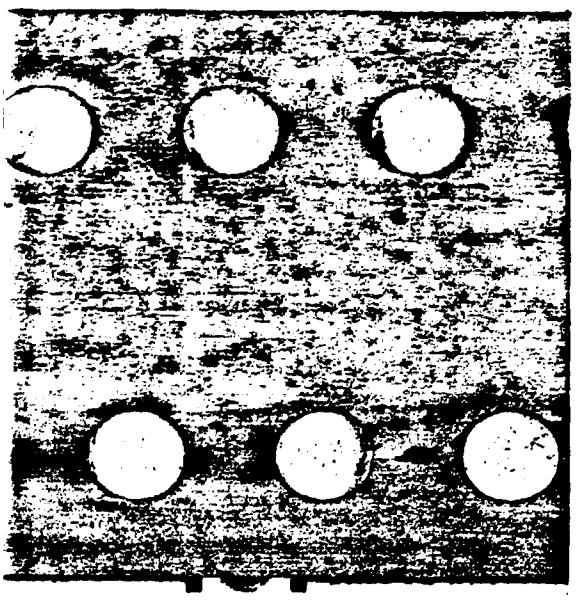
DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT

189000.00
CON TX 699.30
PRFEE 1.00
WDEED 8.00
TOTAL 708.30
CHECK 708.30

10/05/95 01 10:22 0001 3332

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0108968
IDENTIF. ↑ REFERENCE

95 OCT -5 AM 10: 19
FELIX Z. WILSON II, REGISTER
DAVIDSON COUNTY, TN.

No. 962107