File 94

This Instrument Prepared By:
HAROLD REEVES, ATTORNEY P.C.
640 Spence Lane, Suite 218
Nashville, TN 37217
(615) 361-6679

ADDRESS NEW OWNER:
Charles W. Bowls and Terry F. Bowls
225 Burgandy Hill Road
Nashville, TN 37211

SEND TAX BILL:
To Mortgagee

BOOK 9944 PG 872

MORTGAGEE:
Crestar Mortgage Corporation
5311-77 Center Drive, Suite 66
Charlotte, NC 28217

MAP AND PARCEL:
MAP 172-12A
PARCEL 130
6D77843

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, Donald W. Ruhl and wife, Pauline A. Ruhl, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Charles W. Bowls and wife, Terry F. Bowls, as tenants by the entirety , 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:

BEING Lot 98, Section Nine, Bradford Hills, of record in Book 7900, Page 414, Register's Office, Davidson County, Tennessee.

Being the same property conveyed to Donald W. Ruhl and wife, Pauline A. Ruhl, by deed from Yazdian Construction, Inc. of record in Book 9107, Page 428, Register's Office for Davidson County, Tennessee.

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

Subject to Declaration of Covenants, Conditions, and Restrictions of record in Book 8069, Page 170, and Book 8681, Page 252; By-Laws in Book 8071, Page 531; Charter in Book 8071, Page 520; and Deed conveying Common Area in Book 8154, Page 304, and Book 9779, Page 672, Register's Office, Davidson County, Tennessee.

This conveyance is subject to public utility and drainage easements, utility anchor easement, and minimum building setback lines of record in Book 7900, Page 414, said Register's Office.

This is improved property known as 225 Burgandy Hill Road, Nashville, TN 37211.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Charles W. Bowls and wife, Terry F. Bowls, their heirs and assigns, forever; and we, Donald W. Ruhl and wife, Pauline A. Ruhl 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 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 shall include the plural, the

plural the singular, and the use of any gender shall be applicable to all genders.

BOOK 9944 PG 873

Witness our hands this the 8th day of February, 1996.

Donald W. Ruhl

Donald W. Ruhl

Pauline A. Ruhl

Pauline A. Ruhl

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Donald W. Ruhl and wife, Pauline A. Ruhl the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this the 8th day of February, 1996.

Joyce Jordan

NOTARY PUBLIC

JOYCE JORDAN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires:

My Commission Expires NOV. 27, 1999

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual value or consideration, whichever is greater, for this transfer is $ 143,000.00.

AFFIANT

Subscribed and sworn to before me this 8th day of February, 1996.

JOYCE JORDAN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 27, 1999

Joyce Jordan

NOTARY PUBLIC
My Commission Expires:

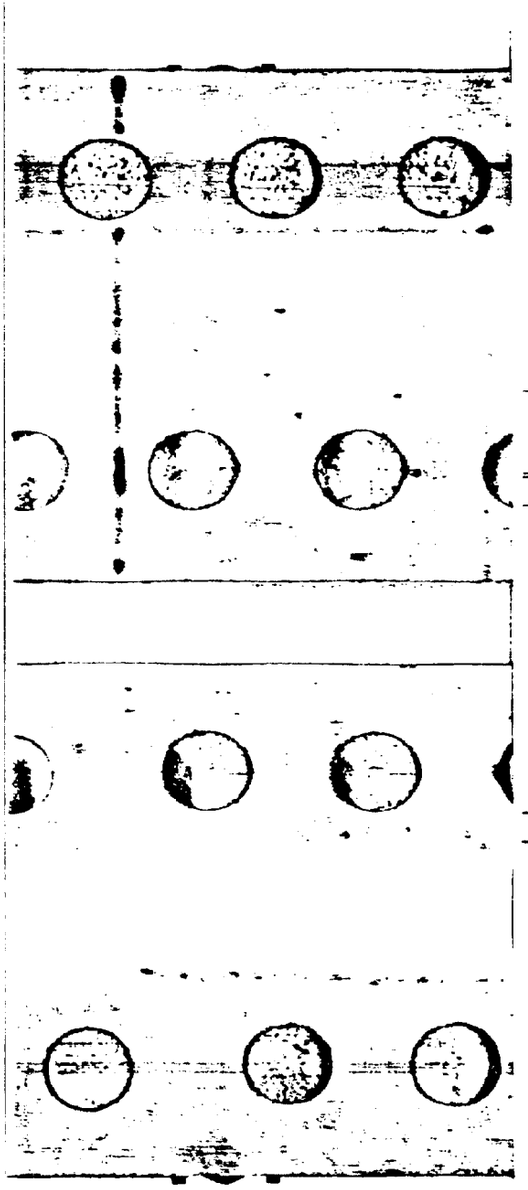
96 FEB 12 AM 9:40

FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

0114480

IDENTIFICATION REFERENCE

7013 02/12 0101 03CHECK 538.10



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

RECEIVED OF _____

FOR _____

BOOK 9944 PG 874

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	
				143000.00
			CON TX	529.10
			PRFEE	1.00
			WDEED	8.00
			TOTAL	538.10
			CHECK	538.10
02/12/96		01	09:44 0001	7018

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

014980 IDENTIF. & REFERENCE

96 FEB 12 AM 9:40

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1005220