[ADDRESS NEW OWNER:]	[SEND TAX BILL TO:]	[MAP-PARCEL NOS.]
[Christopher L. Rowe	Leader Federal Bank for Savings	MAP and PARCEL
[Jennifer Melinda Rowe	Attn: Tax Dept.	
[216 Dedham Drive	158 Madison Avenue	85-7-69
[Nashville, TN 37214	Memphis, TN 38103	

[This instrument prepared by: Smith & Archer, P.C., 2605 Elm Hill Pike, Suite C
[, Nashville, TN 37214 (Davidson County - Box 27B)

WARRANTY DEED

BOOK 10071 PG 921

FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, We, **Kevin Mark Deaver and Paula S. Deaver, husband and wife** , (the "Grantors") have bargained and sold, and by these presents do transfer and convey unto **Christopher L. Rowe and Jennifer Melinda Rowe, husband and wife** (the "Grantees"), Grantees' successors and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 180 on the Plan of Stanford Country Club Estates, Section IV, as of record in Book 2900, Pages 83 and 84, Register's Office for said county, to which plat reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to Kevin Mark Deaver and wife, Paula S. Deaver by warranty deed from Gary L. Hart and wife, Claire Hart of record in Book 8279, Page 537, Register's Office, Davidson County, Tennessee.

This is property with a common address of 216 Dedham Drive, Nashville, TN 37214.

CONVEYANCE OF SAID PROPERTY IS MADE SUBJECT TO THE FOLLOWING: 1) Property taxes for the current year, said taxes being prorated and payment of same being assumed by the Grantees; 2) The Plan of Record in Book 2900, Pages 83 & 84, said Register's office and all matters therein; 3) Restrictive Covenants of record in Book 3066, Page 219, and in Book 3127, Page 370, said Register's office; 4) Sanitary Sewer and/or Storm Drainage Easement of record in Book 5166, Page 760, said Register's office.

ST3- 06/04 0101 03CHECK 426.36

[STATE OF TENNESSEE
[COUNTY OF DAVIDSON
[The actual consideration or value, whichever is greater for this
[transfer is $112,800.00
[Jennifer Melinda Rowe
[Affiant
[Subscribed and sworn before me this 30th day of May, 1996.
[Lisa D. Dunn
[My Commission Expires: 10-14-96 Notary Public

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, Grantees' successors and assigns, forever.

And Grantors do covenant with the said Grantees that Grantors 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 set forth herein.

And Grantors do further covenant and bind themselves, their representatives and assigns, to warrant and forever defend the title to the Property to the said Grantees, their successors and assigns against the lawful claims of all persons whomsoever.

When necessary for proper construction, the singular shall include the plural and the plural shall include the singular, and the reference to any gender shall include reference to any and all genders.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this **30th** day of **May, 1996.**

BOOK 10071 PG 922

Kevin Mark Deaver

Paula S. Deaver

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, **the undersigned authority**, a Notary Public in and for said County and State, the within named **Kevin Mark Deaver and Paula S. Deaver, husband and wife** , with whom I am personally acquainted, or who 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 **Nashville,**, Tennessee, this **30th** day of **May, 1996.**

Notary Public
My Commission Expires: 10-14-96

File No. 9605-231

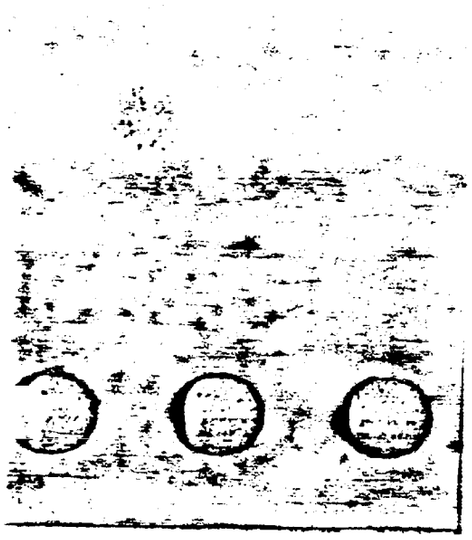
0188371
IDENTIFICATION REFERENCE

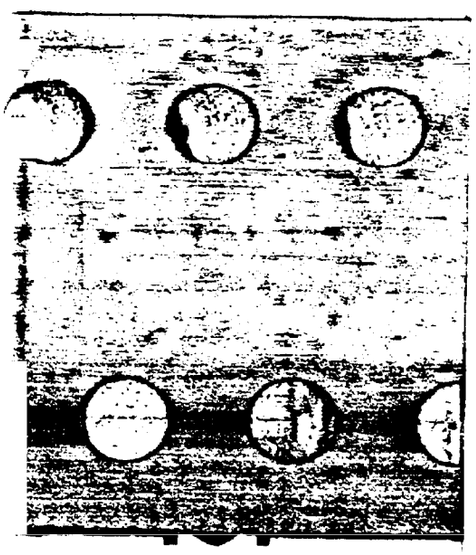
96 JUN -4 AM 9:36
REGISTER
DAVIDSON COUNTY, TN.

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE





RECEIVED OF _____

FOR _____

BOOK 10071 PG 923

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	
	112800.00
CON TX	417.36
PRFEE	1.00
WDEED	8.00
TOTAL	426.36
CHECK	426.36

06/04/96 01 09:37 0001 8734

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0188371
IDENTIF. & REFERENCE

96 JUN -4 AM 9:36

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1046613