BOOK 10091 PG 543

0194406

IDENTIFICATION REFERENCE

PREPARED BY:
COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC. MAIL ENV.
333 GALLATIN ROAD SOUTH
MADISON, TENNESSEE 37115

96 JUN 19 AM 10:50

DAVIDSON COUNTY, TN. REGISTER

WARRANTY DEED

THIS INDENTURE IS MADE AND ENTERED INTO THIS 14th day of June, 1996.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable considerations, the receipt of which is hereby acknowledged, JAMES R. McGOWAN and LaDONNA L. McGOWAN, HUSBAND AND WIFE, herein referred to as Grantors, have this day bargained and sold and do hereby transfer and convey unto the said DON W. TAYLOR and WENDY E. TAYLOR, HUSBAND AND WIFE, herein referred to as Grantees, their successors, heirs and assigns, certain real estate in DAVIDSON, County, State of Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of Grantors in and to any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (the "Property"). This conveyance of the "Property" and all covenants and warranties contained herein, are made expressly subject to the exceptions and other matters set forth in Exhibit "B", which is attached hereto and incorporated heren by reference.

This is improved property known as 423 2ND AVENUE SOUTH, NASHVILLE, TN 37201.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto Grantees, their heirs, successors and assigns forever. The Grantors covenant and agree with the said Grantees that Grantors is/are lawfully seized and possessed of the said real estate and that Grantors have a good and lawful right to sell the same. The Grantors further covenant that the same is unencumbered except as otherwise set forth in Exhibit 'B" attached hereto. Grantors further covenant and bind himself/herself/themselves, their heirs and representatives, to warrant and forever defend the title to said Grantees, their successors, heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS the hand and seal of Grantors on the day and year first above written.

JAMES R. McGOWAN
Signature of Seller

LaDONNA L. McGOWAN
Signature of Seller

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **JAMES R. McGOWAN and LaDONNA L. McGOWAN, HUSBAND AND WIFE**, the within named 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 instrument for the purposes therein contained.

Witness my hand, at office, this **14th** day of **June, 1996.**

Notary Public

THOMAS M. BLACK NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENNESSEE

My Commission Expires: 9/18/99

BOOK 10091 PG 544

Name and Address of Property Owner:

DON W. TAYLOR and WENDY E. TAYLOR
423 2ND AVENUE SOUTH
NASHVILLE, TN 37201

Property Address:

423 2ND AVENUE SOUTH
NASHVILLE, TN 37201

Person Responsible for Taxes:

GMAC MORTGAGE CORPORATION OF PA
3451 HAMMOND AVENUE, P.O. BOX 780
WATERLOO, IOWA 50704-0780

Parcel #: MAP 93-10-A, PARCEL 423

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **$89,900.00** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, a Notary Public, this **14th** day of **June, 1996.**

Notary Public

THOMAS M. BLACK NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENNESSEE

My Commission Expires: 9/18/99

RETURN TO:

COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TENNESSEE 37115

EXHIBIT 'A'

Unit No. 432 in Howell Park, a Condominium, a Horizontal Property Regime as shown in a plan recorded in Book 6250, page 868, Register's Office for Davidson County, Tennessee and described in a Master Deed recorded in Book 6816, page 411, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the apartments, property, co-owners and tenants of Howell Park, Condominium Apartments, contained in the Master Deed and By-Laws appended thereto, recorded in Book 6816, page 411, Register's Office for Davidson County, Tennessee, are incorporated in this deed by reference and made a part hereof the same as though copied herein.

Being the same property conveyed to JAMES R. McGOWAN and LaDONNA L. McGOWAN, HUSBAND AND WIFE by Deed from HAURY AND SMITH CONTRACTORS, INC., of record in Book 7180, page 227, Register's Office for Davidson County, Tennessee

EXHIBIT 'B'

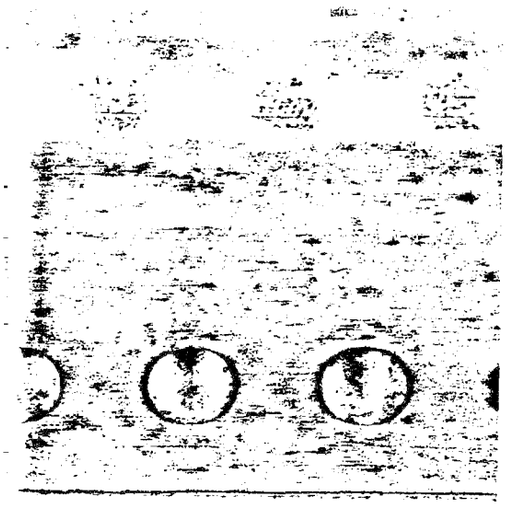
1. All real property taxes for the year 1996 and all subsequent years although the same are not yet due and payable (MAP 93-10-A, PARCEL 423, 909).

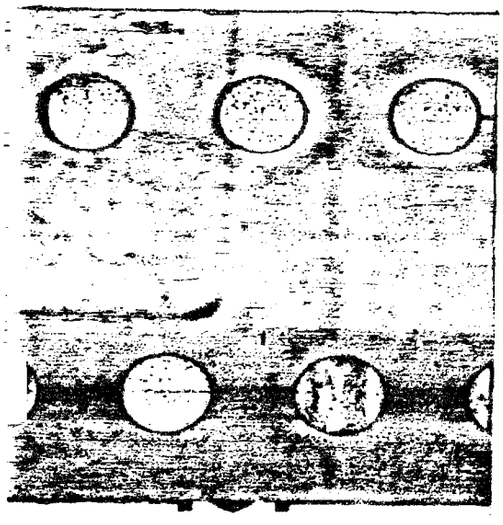
2. All matters set forth on the Plan of record in Book 6250, page 868, Register's Office for Davidson County, Tennessee.

3. All of the terms, conditions and provisions of the Tennessee Horizontal Property Act, as set forth in T.C.A. 66-27-101, et seq.

4. Covenants, restrictions, easements, reservations and interest in favor of other unit owners and all sewer, water, electric, telephone and other utility easements now or hereafter established and all other terms and conditions as may be set forth in the Master Deed and By-Laws, of record in Book 6816, page 411, Register's Office for DA;VIDSON County, Temnessee.

5365 96/19 0101 03CHECK 345.63





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

RECEIVED OF _____

FOR _____

BOOK 10091 PG 546

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 89900.00
				CON TX 332.63
				PRFEE 1.00
				WDEED 12.00
				TOTAL 345.63
				CHECK 345.63
06/19/96	01			10:51 0001 5305

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0194406
IDENTIFICATION REFERENCE

96 JUN 19 AM 10:50
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 1053105