This instrument was prepared from information supplied by client:

WARRANTY DEED

ADDRESS NEW OWNER: Charles S. McGowan, et ux
418 Capitol Ave.
Old Hickory TN 37138

SEND TAX BILLS TO: Same

MAP & PARCEL 63-8 Par 7 Ts

THIS INSTRUMENT WAS PREPARED BY: DAVID E. PHILLIPS, ATTORNEY AT LAW, 2525 Lebanon Road, Nashville, TN 37214

****

STATE OF Tennessee
COUNTY OF Davidson
The actual consideration or value, whichever is greater for this transfer is $1,700.00.

Willa Dean Miller
AFFIANT:

Barbara Yates
NOTARY PUBLIC

3-27-99
My Commission Expires:

****

FOR AND IN CONSIDERATION OF the sum of Ten Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, I, WILLA D. MILLER, GRANTOR(S) have (has) bargained and sold, and by these presents do(es) transfer and convey unto CHARLES S. MCGOWAN and wife, ELEANOR R. MCGOWAN, their (his/her/) heirs, successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

BEING Lots 19 and 20, Block "U" in the Subdivision known as Hadley Bend City, a Plan of which is of record in Book 421, Page 120, Register's Office for Davidson County, Tennessee.

SAID Lots 19 and 20 each front 25 feet on the north side of Hadley Bend Boulevard and run back 150feet to the line of John Donelson property.

BEING the same property conveyed to Willa D. Miller by deed from Razzie Lee Woodard, Lewis C. Woodard, Harold Eugene Woodard, Jacqueline Yvonne Woodard, Lester Nathaniel Woodard, Angela Christine Woodard and Lee Anthony Woodard by deed of record in Book 6994, Page 572, Register's Office for Davidson County, Tennessee.

This is improved [ ] unimproved [X] property, known as Lots 19 and 20 of Hadley Bend Subdivision.

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, successors 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 of record.

AND we do further covenant and bind ourselves and our heirs and representatives, to WARRANT and forever defend the title to the said land to the said Grantees, their heirs, successors and assigns against the lawful claims of all persons whomsoever.

WITNESS my hand this 19th day of June, 1996.

Willa D. Miller
WILLA D. MILLER:

10094-356

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, Willa D. Miller, the bargainer(s), with whom I am personally acquainted, or who presented adequate proof of identity, and acknowledged that that they (he, she) executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 19th day of June, 1996.

NOTARY PUBLIC

My Commission Expires: 3-27-99

0195259
IDENTIF. & REFERENCE

96 JUN 21 AM 10:34
FELIX Z. ... REGISTER
DAVIDSON COUNTY, TN.

PICK-UP

6221 06/21 0101 01CASH 15

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

RECEIVED OF _____

FOR _____

BOOK 10094 PG 357

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 1700.00
				CON TX 6.29
				PRFEE 1.00
				WDEED 8.00
				TOTAL 15.29
				CASH 15.29
			06/21/95 01	10:36 0001 6221

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

95 JUN 21 10:34

No. 1054008