Box 508

return to:
BANKERS TITLE & ESCROW CORPORATION
3310 West End Avenue #Floor 4
NASHVILLE, TENNESSEE 37203
(615) 385-5900

BOOK 10166 PG 166

THIS INSTRUMENT WAS PREPARED BY:
J. Blake Freeman, Attorney
Priority Escrow Services, Inc.
51 Century Boulevard, Suite 110
Nashville, TN 37214-3614

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **DAVID S. NEVELEFF, unmarried**, hereinafter called the Grantors, have bargained and sold and by these presents do hereby transfer and convey unto Derek N. Bowers and Cynthia W. Bowers, both unmarried hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in **Davidson County, Tennessee**, described as follows, to-wit:

UNIT C-304, Westlawn Green, 4425 Westlawn Drive, as of record in Plat Book 5200, page 20-24, 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 David S. Neveleff, unmarried, by deed from August L. Johnson and wife, Irene A. Johnson, of record in Book 9614, page 273, said Register's Office.

THIS property is conveyed subject to all applicable local government planning, building and zoning regulations; Master Deed and Restrictions in Book 5238, page 163, as amended in Book 5266, page 22; By-Laws for Westlawn Green Homeowners Assocation filed of record in Book 5238, page 872, and all matters as shown on the recorded plat.

This is improved property known as: **4425 Westlawn Drive, Nashville, TN 37209**

TO HAVE AND TO HOLD the same 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 and 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 25 day of July, 1996.

David S. Neveleff

96 AUG 23 PM 2:47
FILED AND RECORDED REGISTER
DAVIDSON COUNTY, TN.

02117697
IDENTIFICATION REFERENCE

BOOK 10166 PG 167

STATE OF North Carolina

COUNTY OF Wake

On this 25th day of July, 1996, before me personally appeared David S. Neveleff, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that he(they) executed the same as his(their) free act and deed.

Witness my hand and official seal.

NOTARY PUBLIC

My Commission Expires:

My Commission Expires July 8, 2001.

STATE OF _____
COUNTY OF _____

On this _____ day of _____, 1996, before me personally appeared _____, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that he(they) executed the same as his(their) free act and deed.

Witness my hand and official seal.

NOTARY PUBLIC

My Commission Expires:

* *

STATE OF TENNESSEE

COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $ 44,500.00.

Grace B. Constant
Affiant

Subscribed and sworn to before me this 22nd day of August, 1996

Notary Public

My Commission Expires: 5-8-99

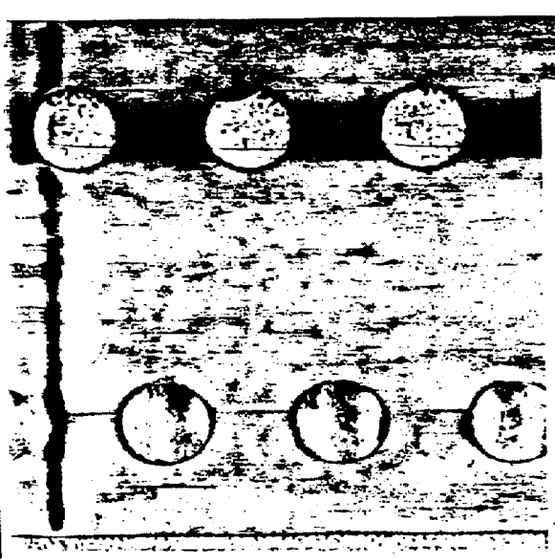
* *

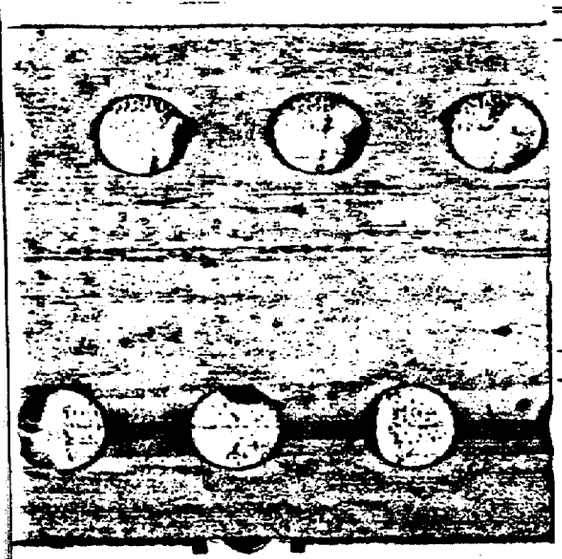
ADDRESS NEW OWNER(S):
Derek N. Bowers
Cynthia W. Bowers
C-304, 4425 Westlawn Drive
Nashville, TN 37209

SEND TAX BILL TO:
Leader Federal Bank for Savings
158 Madison Avenue
Memphis, TN 38103

MAP-PARCEL:
Map 103-08
Group A
Parcel 55

0378 08/23 0101 03CHECK 173.65





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

RECEIVED OF _____

FOR _____

BOOK 10166 PG 168

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	44500.00
			CON TX	164.65
			PRFEE	1.00
			WDEED	8.00
			TOTAL	173.65
			CHECK	173.65
08/23/96	01		14:53 0001	0378

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0217697
IDENTIF. # REFERENCE

96 AUG 23 PM 2:47
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1022675