This Instrument Was Prepared By:
Edwin S. Pyle
WYATT, TARRANT & COMBS
1500 Nashville City Center
511 Union Street
Nashville, Tennessee 37219

BOOK 10280 PG 589

5/B

GENERAL WARRANTY DEED

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO	MAP/PARCEL
Theodore D. Bower and Claudia J. Bower, as joint tenants 1155 Hamptondale Winnetka, IL 60093	SAME	MAP 108 GROUP 12 PARCEL 77

FOR AND IN CONSIDERATION OF TEN DOLLARS ($10.00) cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Kenneth H. Ward and wife, Marla R. Ward (the "Grantors") have bargained and sold, and by these presents do transfer and convey unto Theodore D. Bower and Claudia J. Bower, as joint tenants with right of survivorship, (the "Grantees"), and their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

BEING Lot No. 104. on the plan of East Lake, Section IV of record in Plat Book 5800, Page 245, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to Kenneth H. Ward and Wife, Marla R. Ward, by warranty deed from Frank Batson Homes, Inc., of record in Book 9880, Page 863, Register's Office for said County.

This conveyance is subject to Restrictive Covenants of record in Book 6152, Page 427, Register's Office for said County.

The legal description contained herein is the same as that contained in the previous deed of record.

unimproved ( )
This is improved (X) property, known as 1304 Timber Valley Drive, Nashville, TN 37214
(House Number) (Street) (City or Town) (State) (Postal Zip)

TO HAVE AND TO HOLD 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; 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, his heirs, successors, 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 4th day of December, 1996.

Kenneth H. Ward

Marla R. Ward

0252695
IDENTIF. & REFERENCE

96 DEC -4 PM 3:30
FELIX A. NELSON III REGISTER
DAVIDSON COUNTY, TN.

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, the undersigned Notary Public in and for the State and County aforesaid, personally appeared Kenneth H. Ward, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal at Nashville, Davidson County, Tennessee, this 4th day of December, 1996.

Christine T. Cronk
Notary Public

My Commission Expires:
September 23, 2000

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, the undersigned Notary Public in and for the State and County aforesaid, personally appeared Marla R. Ward, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal at Nashville, Davidson County, Tennessee, this 4th day of December, 1996.

Christine T. Cronk
Notary Public

My Commission Expires:
September 23, 2000

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

I hereby swear or affirm that the actual consideration or value, whichever is greater, for this transaction is $135,500.00.

Theodore F. Bower
Affiant

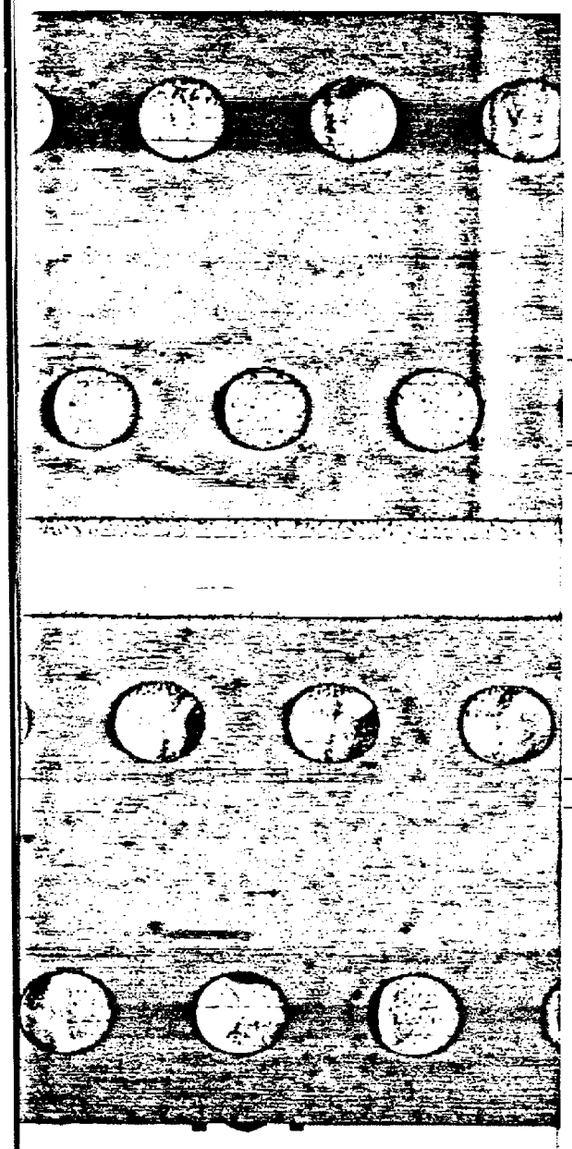
Subscribed and sworn to before me,
this the 4th day of December, 1996.

Christine T. Cronk
Notary Public

My Commission Expires:
September 23, 2000

H:\CC\PYLE\BOWERWAR.DED

2076 12/04 0101 03CHECK 510.35



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

RECEIVED OF _____

FOR _____

BOOK 10280 PG 591

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 135500.00
CON TX 501.35
PRFEE 1.00
WDEED 8.00
TOTAL 510.35
CHECK 510.35
12/04/96 01 15:34 0001 2076

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0252695
IDENTIF. ↑ REFERENCE

96 DEC -4 PM 3:30
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 109473