[ADDRESS NEW OWNER:	[SEND TAX BILLS TO:]	MAP-PARCEL NOS.]
[Charles D. Cowan	[SunTrust Bank,]	]
[Macqueline A. Cowan	[Nashville, N.A.]	Map 143-01-0-A]
[239 Windsor Terrace Dr.	[P.O. Box 305110]	Parcel 239.00Co]
[Nashville, TN 37221	[Nashville, TN 37230]	]
[	[5110]	]
[This instrument prepared by: Robert J. Notestine III, Attorney]		
[104 Woodmont Boulevard, Suite 115, Nashville, Tennessee 37205]		
[		]
[		]

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, I, Kathryn W. Tollefson, a widow, (The "Grantor") has bargained and sold, and by these presents does transfer and convey unto Charles D. Cowan and wife, Macqueline A. Cowan (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:

A certain condominium apartment in Davidson County, Tennessee, being Unit No. 239 on the Plan of Windsor Terrace Condominiums, Phase III, of record as Exhibit "B" to an amendment to Master Deed in Book 7661, Page 40, Register's Office for said County, which plan and record thereof are incorporated herein and made a part hereof by reference.

Being the same property conveyed to Clifford N. Tollefson and wife, Kathryn W. Tollefson by Warranty Deed from Steven G. Hall, Trustee with full power of record in Book 7693, Page 533, Register's Office for Davidson County, Tennessee.

Clifford N. Tollefson, spouse of Kathryn W. Tollefson, has since died and property has vested in Kathryn W. Tollefson by law as the sole heir at law of Clifford N. Tollefson.

This description was the same as was used in the last deed of record.

This conveyance is subject to taxes for the year 1997 and subsequent years, easements and restrictive covenants of record.

This is improved property commonly known as 239 Windsor Terrace Drive, Nashville, Tennessee 37221.

[STATE OF TENNESSEE)]
[COUNTY OF DAVIDSON)]
[ ]
[The actual consideration or value, whichever is greater for]
[this transfer is $129,900.00.]
[Charles D. Cowan, III]
[Affiant]
[Subscribed and sworn to before me this]
[15th day of November, 1996]
[ ]
[Notary Public]
[My Commission Expires 1-24-98]
[ ]

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

And Grantor does covenant with the said Grantees that Grantor is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth hereinabove.

And Grantor does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the Property to the said Grantees, their heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 15th day of November, 1996.

Kathryn W. Tollefson

KATHRYN W. TOLLEFSON

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 **Kathryn W. Tollefson**, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 15th day of November, 1996.

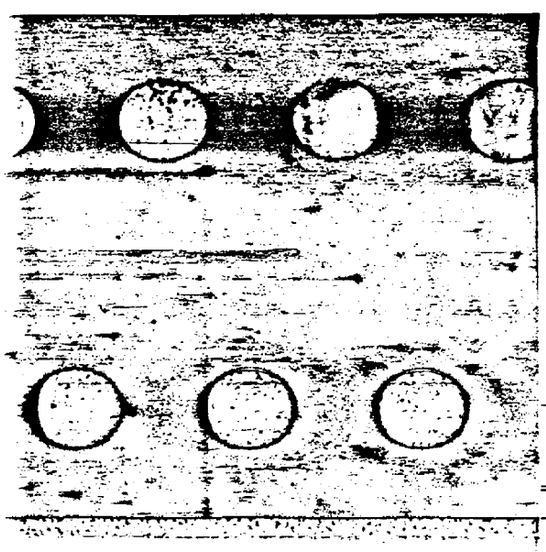
NOTARY PUBLIC

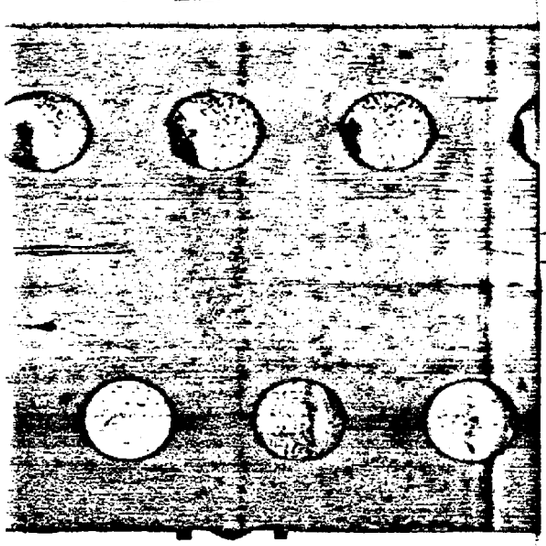
My Commission Expires: 1-24-98

0252763
IDENTIF. ↑ REFERENCE

96 DEC -4 PM 4:16
FELIX A. WILSON II REGISTER
DAVIDSON COUNTY, TN.

2145 12/04 0101 03CHECK 2 489.63





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

RECEIVED OF _____

FOR _____

BOOK 10280 PG 909

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	
				129900.00
			CON TX	480.63
			PRFEE	1.00
			WDEED	8.00
			TOTAL	489.63
			CHECK	489.63
12/04/96	01		16:21 0001	2145

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0252763
IDENTIF. ↑ REFERENCE

96 DEC -4 PM 4:16

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1094805