WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 60,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF December, 19 96

Notary Public

MY COMMISSION EXPIRES: 9-18-97
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
CHARLES HILL BEATY BPR#2282, 5550 FRANKLIN ROAD, SUITE 103, NASHVILLE, TN 37220

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
JEFF A. BOWN	JEFF A. BOWN	MAP 133-15A
(NAME)	(NAME)	
320 WELCH ROAD	1026 HAMMOCK COURT	PARCEL 88.00
(ADDRESS)	(ADDRESS)	
NASHVILLE, TENNESSEE	NASHVILLE, TN 37214	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, JAMES K. DON AND WIFE, MARGARET DON

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JEFF A. BOWN AND WIFE, SUSAN BOWN

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

TRACT NO. 1

Unit 0-2, of Pagoda Condominium created under Title 66, Chapter 27, Section 101 et seq., as amended, Tennessee Code Annotated and as established by a Master Deed of record in Book 6111, page 22, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Unit as set forth in Exhibit A-1 of said Master Deed. Reference is hereby made to the Plat of Pagoda Condominium set forth in Exhibit A-2 of said Master Deed for a more complete identification and description of such Unit.

Being the same property conveyed to James K. Don and wife Margaret M. Don by deed from Pagoda Associates, a joint venture of record in Book 6149, page 108, Register's Office for Davidson County, Tennessee.

TRACT NO. 2

Unit G-5 of pagoda Condominium created under Title 66, Chapter 27, Section 101 et seq., as amended, Tennessee Code Annotated Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Unit as set forth in Exhibit A-1 of said

CONTINUED

unimproved ( )
This is improved (X) property, known as 320 WELCH ROAD, NASHVILLE, TENNESSEE
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 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, 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 hand s this 23rd day of December, 19 96

JAMES K. DON
By: James K. Don by Jenny Oswalt A-I-F
JENNY OSWALT, ATTORNEY-IN-FACT
MARGARET DON
By: Margaret Don by Jenny Oswalt A-I-F
JENNY OSWALT, ATTORNEY-IN-FACT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____ executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____, Tennessee, this _____ day of _____ 19__ .

Commission expires _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____ .

My commission expires _____

_____
Notary Public

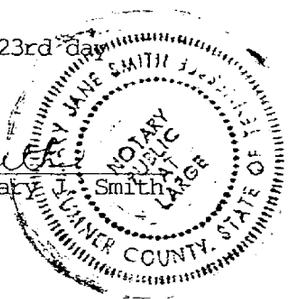
STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 23rd day of December, 1996, before me personally appeared Jenny Oswalt, to me known (or proven to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of James K. Don and wife, Margaret Don, and acknowledged that she executed the same as the free act and deed of said James K. Don and wife, Margaret Don.

Witness my hand and official seal at Nashville, Tennessee, this 23rd day of December, 1996.

My Commission Expires: 6/10/98

Mary J. Smith
Notary Public Mary J. Smith



MJS

LEGAL DESCRIPTION CONTINUATION

Master Deed. Reference is hereby made to the Plat of Pagoda Condominium set forth in Exhibit A-2 of said Master Deed for a more complete identification and description of such Unit.

Being the same property conveyed to James K. Don and wife, Margaret M. Don by deed from Pagoda Associates, a joint venture of record in Book 6149, page 78, Register's Office for Davidson County, Tennessee.

TRACT NO. 3

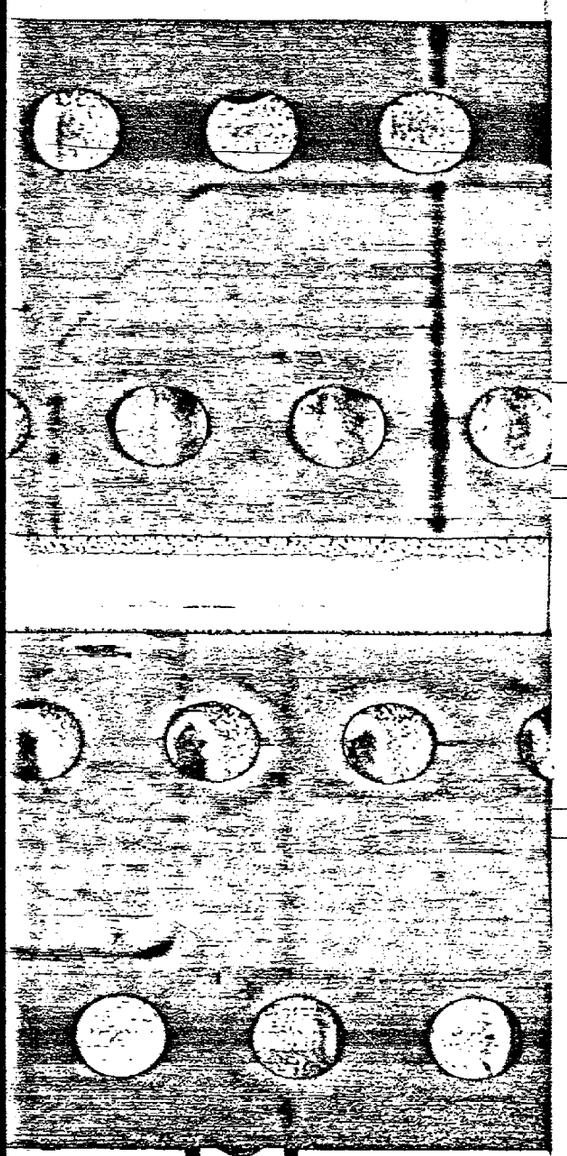
Unit 0-1 of Pagoda Condominium created under Title 66, Chapter 27, Section 101 et seq., as amended, Tennessee Code Annotated and as established by a Master Deed of record in Book 6111, page 22, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Unit as set forth in Exhibit A-1 of said Master Deed. Reference is hereby made to the Plat of Pagoda Condominium set forth in Exhibit A-2 of said Master Deed for a more complete identification and description of such Unit.

Being the same property conveyed to James K. Don and wife, Margaret M. Don by deed from Pagoda Associates, a joint venture of record in Book 6149, page 98, Register's Office for Davidson County, Tennessee.

02621,24
IDENTIFICATION REFERENCE

97 JAN -8 AM 9:01
REGISTER
DAVIDSON COUNTY, TN.

2874 01/08 0101 03CHECK 235.00



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10314 PG 56

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 60000.00
				CON TX 222.00
				PRFEE 1.00
				WDEED 12.00
				TOTAL 235.00
				CHECK 235.00
			01/08/97 01	09:01 0001 2974

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0262424 IDENTIF. # REFERENCE

97 JAN -8 AM 9:01

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1105503