FILE NO. 35222
FILE BOX "7"

FORM NO WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 82,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF JANUARY, 1997

Notary Public

MY COMMISSION EXPIRES 11/28/98
(AFFIX SEAL)

BOOK 10335 PG 718

THIS INSTRUMENT WAS PREPARED BY
SATURN & MAZER, Attorneys, 212 Third Avenue, North, Nashville, Tennessee 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
RONALD L. BOWERSOCK et ux	S A M E	94-12-34
(NAME) 11308 West Ashland Way	(NAME)	3DZ 37755
(STREET ADDRESS OR ROUTE NUMBER) Avondale, AZ 85323	(STREET ADDRESS)	
(CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN 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 BEN B. DOUBLEDAY, JR., and wife, JOSEPHINE D. DOUBLEDAY

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO RONALD L. BOWERSOCK and wife, BETTY L. BOWERSOCK

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:

LAND in Davidson County, Tennessee, being Lot 31, Clover Nook, as of record in Book 2900, pages 51 and 52, Register's Office for Davidson County, Tennessee.

SAID Lot fronts 158.49 feet along the southwesterly margin of Lawncrest Drive, thence back between lines measuring 220.0 feet on the northwesterly line and 156.2 feet on the southerly line, to a broken line in the rear which measures 241.9 feet.

BEING the same property conveyed to Ben B. Doubleday, Jr., by deed from Thomas Earl Selley of record in Book 4248, page 374, Register's Office for Davidson County, Tennessee. The said Josephine D. Doubleday, wife of Ben B. Doubleday, Jr., joins in this conveyance for whatever right, title and interset she might have in said property by reason of the marital estate or otherwise.

SEE POWER OF ATTORNEY AUTHORIZING B. B. DOUBLEDAY, JR., TO SIGN IN BEHALF OF JOSEPHINE D. DOUBLEDAY OF RECORD IN BOOK 8336, PAGE 974, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

This is unimproved / improved XX property, known as 1709 Lawncrest Drive, Nashville, Tennessee 37210
(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 15th day of January, 1997

Ben B. Doubleday Jr.
BEN B. DOUBLEDAY, JR.

Josephine D. Doubleday
by B.B. Doubleday Jr.
attorney-in-fact
JOSEPHINE D. DOUBLEDAY

STATE OF TENNESSEE }
Davidson County }

BOOK 10335 PG 719

Personally appeared before me, THE UNDERSIGNED, a Notary Public in and for said County and State, the within named BEN B. DOUBLEDAY, JR.

the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 15th day of January, 19 97.

Commission Expires 11/28/98

Notary Public

STATE OF TENNESSEE }
Davidson County }

Before me, _____ a Notary Public in and for the State and County aforesaid, personally appeared _____

with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the _____ of the _____ a corporation, and that he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

Witness my hand and official seal at _____, _____, this _____ day of _____, 19____.

_____ Notary Public

Commission Expires _____

0003 01/31 0101 03CHECK 314.25

WARRANTY DEED

FROM

TO

97 JAN 31 PM 3:13

FELIX A. WILSON II REGISTER
DAVIDSON COUNTY, TN.

IDENTIFICATION REFERENCE

02 68985

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this the 15th day of January, 1997, before me personally appeared B. B. DOUBLEDAY, JR., to be known to be the person who executed the foregoing instrument in behalf of JOSEPHINE D. DOUBLEDAY, as her attorney-in-fact, and acknowledged that he executed the same as the free act and deed of the said JOSEPHINE D. DOUBLEDAY, as though she had personally acted.

WITNESS my hand and official seal at Nashville, Tenenssee, this the 15th day of January, 1997.

NOTARY PUBLIC

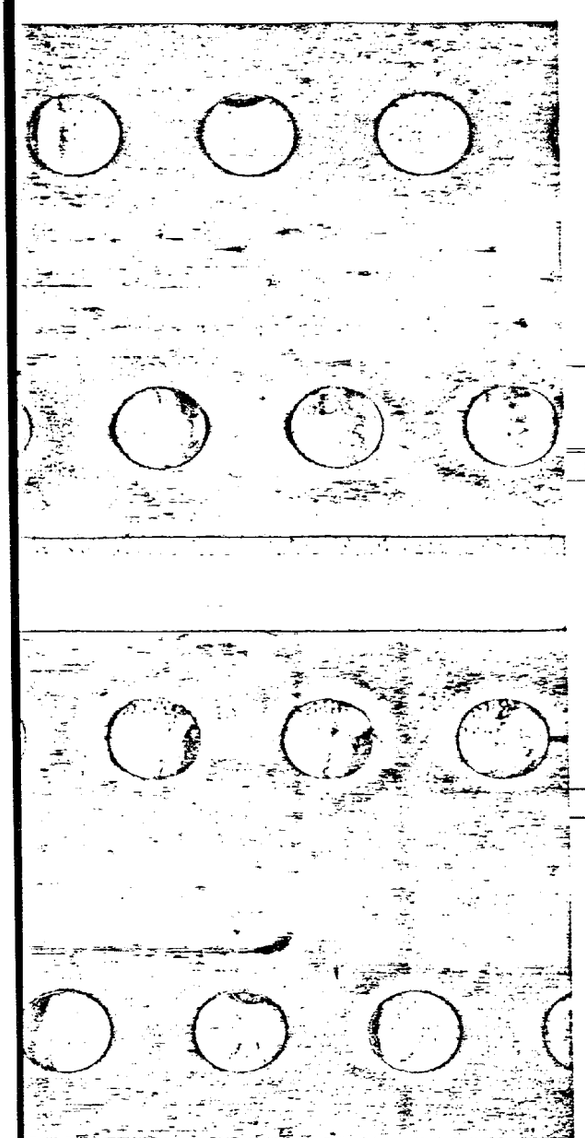
My Commission Expires: 4/23/98

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE



RECEIVED OF _____

FOR BOOK 10335 PG 720

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
TO - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 82500.00
CON TX 305.25
PRFEE 1.00
WDEED 8.00
TOTAL 314.25
CHECK 314.25

01/31/97 01 15:16 0001 0003

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0268985
IDENTIFICATION REFERENCE

97 JAN 31 PM 3:13

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1112460