FILE NO. 35206
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 19 97

Notary Public

MY COMMISSION EXPIRES 11/28/98

(AFFIX SEAL)

FROM 10335 PG 724

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	S A M E	94-12-11
(NAME) et ux	(NAME)	
11308 West Ashland Way		3DZ-37375
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Avondale, AZ 85323		
(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 53 Clover Nook, as of record in Book 2900, page 51 and 52, Register's Office for Davidson County, Tennessee.

SAID Lot fronts 162 feet along the northerly margin of Hickorydale Drive, thence back between lines measuring 229.8 feet on the westerly line and 283.1 feet on the easterly line, to a line in the rear measuring 173.0 feet.

BEING the same property conveyed to Ben B. Doubleday, Jr., by deed from Thomas Earl Selley, single, of record in Book 4248, page 368, Register's Office for Davidson County, Tennessee. The said Josephine D. Doubleday, wife of Ben B. Doubleday, Jr., joins in this conveyance for the purpose of conveying whatever right, title and interest she might have in said property by reason of the marital estate or otherwise.

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

This is unimproved / X improved property, known as 250 Hickorydale 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, 19 97

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 725

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 15 day of January, 1997.

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 _____

WARRANTY DEED

FROM

TO

0005 01/31 0101 03CHECK 314.25

97 JAN 31 PM 3:15

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

IDENTIFICATION

02268987

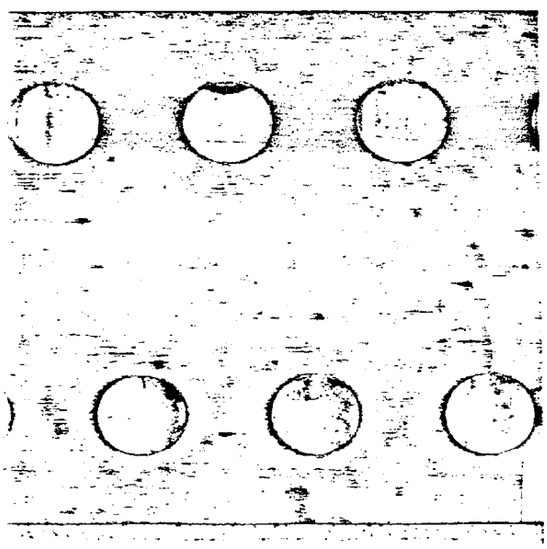
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

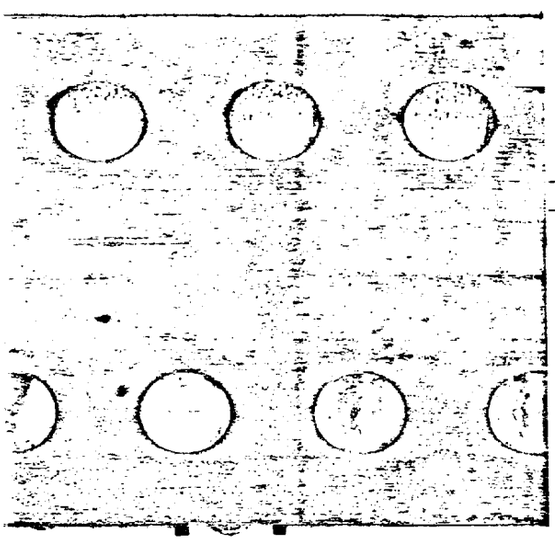
On this the 15th day of January, 1997, before me personally appeared B. B. DOUBLEDAY, JR., to be known to be the person who executed the foregoing instrument in behalf of JOSEPHINE D. DOUBLEDAY, as her attorney-in-fact, and acknowledged that he executed the same as the free act and deed of the said JOSEPHINE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

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

NOTARY PUBLIC

My Commission Expires: 11/28/98





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____ 10335 PG 726

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

01/31/97 01 15:18 0001 0005

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

02268987
IDENTIFICATION REFERENCE

97 JAN 31 PM 3:15
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1112462