PREPARED BY:
Thomas H. Copeland
Attorney at Law
Copeland, Conley & Hazard
P. O. Box 176
Tullahoma, TN 37388

OWNER and REAL PROPERTY TAX RESPONSIBILITY:
Charlie Steven Helton
% Traders National Bank
P. O. Box 1000
Tullahoma, TN 37388

Tax Information: Map 96-11-A 39 CO

WARRANTY DEED BOOK 10359 PG 449

FOR AND IN CONSIDERATION of the sum of ONE DOLLAR ($1.00), cash in hand paid, and other good and valuable considerations, receipt of which is hereby acknowledged, I, KATHLEEN V. BOWMAN, have bargained and sold, and by these presents do hereby transfer and convey to CHARLIE STEVEN HELTON, his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, bounded and described as follows:

> Being Unit E-6, Hickory Place Condominiums, of record in Master Deed of record in Book 6654, page 910 and referred to as Exhibit "B" found at page 912, and corrected in Book 6759, page 533 and referred to as Exhibit "B" found at page 535, said Corrected Book. Unit E-6 being part of the Unit Plan for Phases 2-8, Section 1, Hickory Place Condominiums, of record in Plat Book 6250, page 795; all references of record in the Register's Office for Davidson County, Tennessee.
>
> Being the same property conveyed to Kathleen V. Bowman by deed from L. Gail Dowdy, dated July 19, 1994, of record in Book 9431, page 119, Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said CHARLIE STEVEN HELTON, his heirs and assigns, forever.

AND I do covenant with the said CHARLIE STEVEN HELTON, that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered.

AND I do further covenant and bind myself, my heirs and assigns, to warrant and forever defend the title of said land to the said CHARLIE STEVEN HELTON, his heirs and assigns, against the lawful claims of all persons whomsoever.

COPELAND, CONLEY & HAZARD
ATTORNEYS AT LAW
111 WEST GRUNDY
P.O. BOX 176
TULLAHOMA, TENNESSEE
37388

WITNESS my hands this 7th day of February, 1997.

CLARA M. BENEDICT NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Kathleen V. Bowman
KATHLEEN V. BOWMAN

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, a Notary Public in and for said State and County, KATHLEEN V. BOWMAN, the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness My Hand and Official Seal, this the 7th day of February, 1997.

Clara M. Benedict
NOTARY PUBLIC
My Commission Expires:
1-20-99

STATE OF TENNESSEE
COUNTY OF Coffee

BOOK 10359 PG 450

I, or we, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is $ 69,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Charles Stan Bellis
AFFIANT

Subscribed and sworn to before me this
14 day of February, 1997.

Patricia Mullins
NOTARY PUBLIC
My commission expires:
8/1/00

NOTARY PUBLIC AT LARGE PATRICIA N. MULLINS COFFEE CO. TENN.

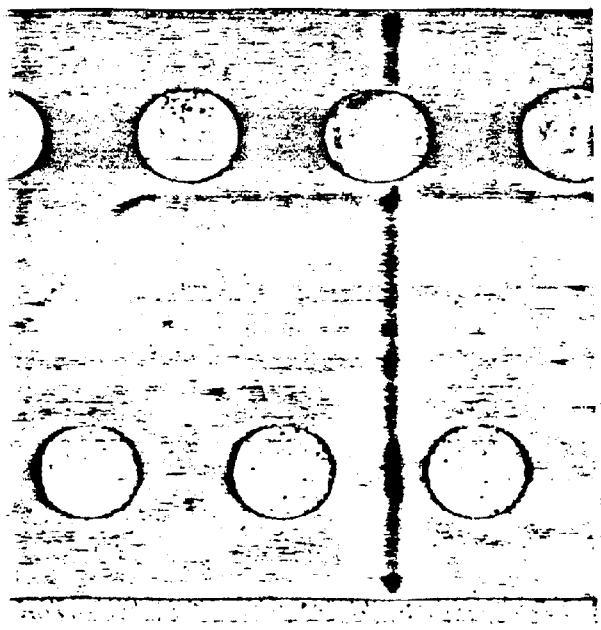
C:\WPWIN6\CLPAM\TNBF-JA\BELTONCS.WD

9820 02/25 0101 03DEDK 264-30

02/25/97 01:45

IDENTIF. & REFERENCE
MAIL ENV

02/6238



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

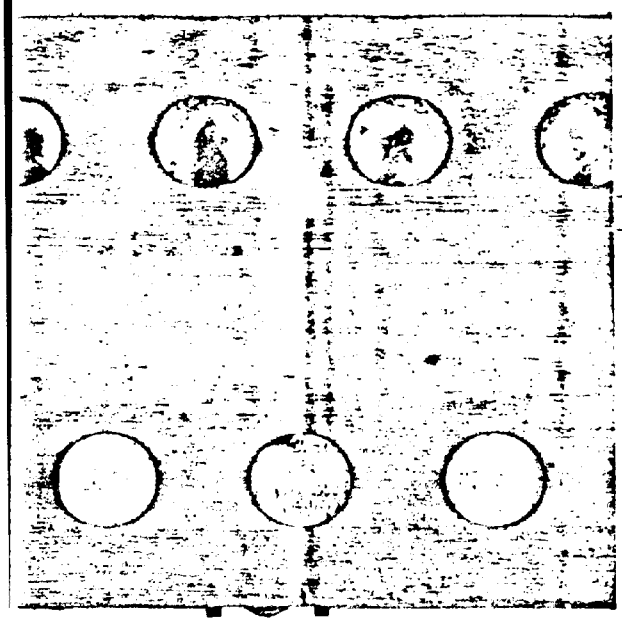
RECEIVED OF _____

FOR _____

BOOK 10359 PG 451

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 69000.00
CON TX 255.30
PRFEE 1.00
WDEED 8.00
TOTAL 264.30
CHECK 264.30

02/25/97 01 13:48 0001 9820

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0276238
IDENTIF. & REFERENCE

97 FEB 25 PM 1:45

FELIX Z. WILSON, II
REGISTER
DAVIDSON COUNTY, TN.

No. 1120245