BOOK 10365 PG 346

PREPARED BY: Mail
COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

WARRANTY DEED

THIS INDENTURE is made and entered into this **24th** day of **February, 1997** between **J.D. APPLEGATE, UNMARRIED** , GRANTOR, and **GARY E. BOWLING, UNMARRIED** , GRANTEE.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, J.D. APPLEGATE, UNMARRIED, hereinafter referred to as GRANTOR, does hereby bargain, sell, transfer and convey unto GARY E. BOWLING, UNMARRIED, hereinafter referred to as GRANTEE, his/her/their successors, heirs and assigns, certain real estate located in DAVIDSON County, Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of GRANTOR in and to any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (the "Property"). This conveyance of the "Property" and all covenants and warranties contained herein, are made expressly subject to the exceptions and other matters set forth in Exhibit "B", which is attached hereto and incorporated herein by reference.

This is improved property known as 1916 BERKSHIRE DRIVE, NASHVILLE, TN 37216.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEE, his/her heirs, successors and assigns forever. The GRANTOR does covenants and agrees with the said GRANTEE that GRANTOR is lawfully seized and possessed of the said real estate and that GRANTOR has a good and lawful right to sell the same. The GRANTOR further covenants that the same is unencumbered except as otherwise set forth in Exhibit "B".

GRANTOR further covenants and binds himself/herself/themselves, his/her/their successors, heirs and assigns, to warrant and forever defend the title to said GRANTEE, his/her/their successors, heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS the hand and seal of GRANTOR on the day and year first above written.

J.D. APPLEGATE
Signature of Seller

97 MAR -3 AM 11:08
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

0277953
IDENTIF. & REFERENCE

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INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **J.D. APPLEGATE, UNMARRIED**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this **24th** day of **February, 1997.**

Denise C. Allis
Notary Public

DAVIDSON COUNTY TENN. NOTARY PUBLIC AT LARGE DENISE C. ALLIS

My Commission Expires: 5/28/2000

Name and Address of Property Owner:

GARY E. BOWLING

Property Address:

1916 BERKSHIRE DRIVE
NASHVILLE, TN 37216

Person Responsible for Taxes:

Map & Parcel #: MAP 072-16, PARCEL 047.00

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **$84,500.00** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Gary E. Bowling
Affiant

Sworn to and subscribed before me, a Notary Public, this **24th** day of **February, 1997.**

Denise C. Allis
Notary Public

DAVIDSON COUNTY TENN. NOTARY PUBLIC AT LARGE DENISE C. ALLIS

My Commission Expires: 5/28/2000

RETURN TO:

COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

1682 03/03 0101 03CHEC

325.65

EXHIBIT 'A'

Land in Davidson County, Tennessee, being Lot No. 38 on the Plan of Burchwood Gardens, Section 2, of record in Plat Book 2900, page 66, Register's Office for Davidson County, Tennessee to which plat reference is here made for a complete description thereof.

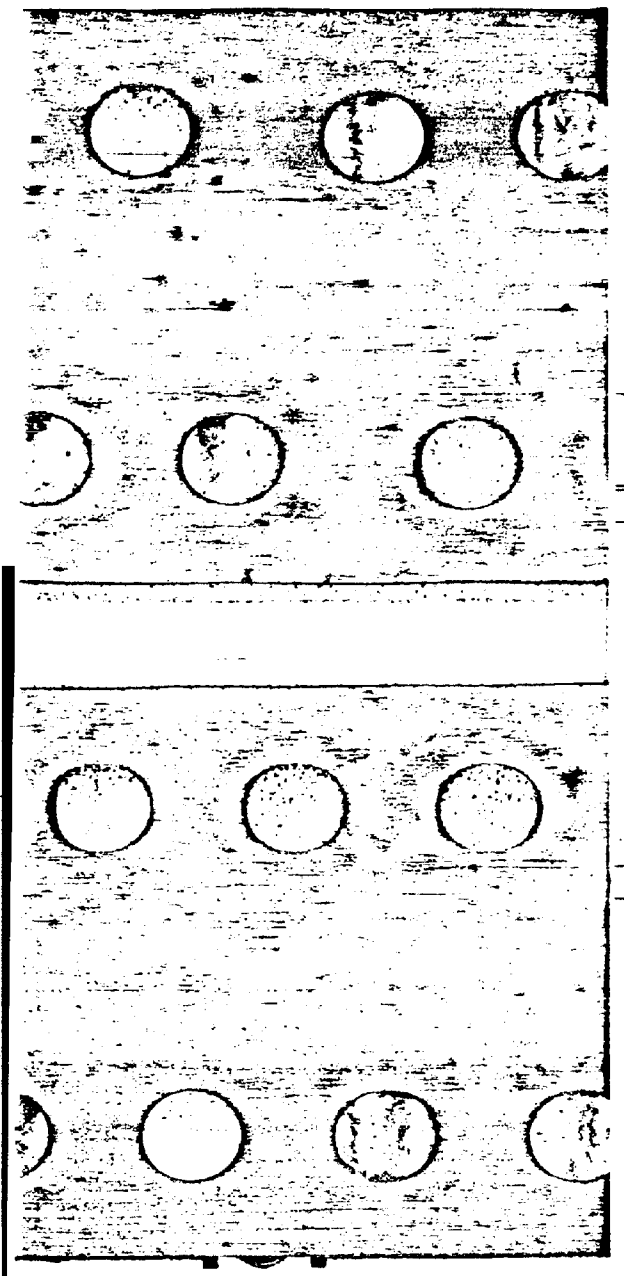
Being the same property conveyed to J.D. APPLEGATE, UNMARRIED, by deed from WILLIAM W. AND BETTY J.B. CUPIDO, of record in Deed Book 9865, Page 381, Register's Office for DAVIDSON County, Tennessee.
.endif

EXHIBIT 'B'

1. Real property taxes for 1997 and all future years.

2. All matters set forth on the Plan of record in Book 2900, page 66, said Register's Office, including a 30-foot minimum building setback line from Berkshire and Hayden Drives; a 10-foot public utility and drainage easement along the eastern line of said lot and an overhand easement along the northwest corner of the lot and northerly portion of said lot.

3. Restrictive covenants contained in instrument of record in Book 3000, page 528, said Register's Office.



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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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 84500.00
CON TX 312.65
PRFEE 1.00
WDEED 12.00
TOTAL 325.65
CHECK 325.65

03/03/97 01 11:10 0001 1682

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0277953
IDENTIFICATION REFERENCE

97 MAR -3 AM 11:08
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1121584