PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law
2405 Crestmoor Road; P.O. Box 150157
Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746

W & I Ref: (cmw) Title No: 38658
Dav. Co. File: Box 8

BOOK 10395 PG 180

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Natasha G. Deane 3829 Richland Avenue Nashville, TN 37205	SAME

TAX MAP-PARCEL NUMBERS: 103-12-284 26W 02590

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$ 577500.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Rodney D. Dowhower and spouse, Nancy L. Dowhower,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Natasha G. Deane,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

LAND in Davidson County, Tennessee, being Lot No. 1 on the Plan of Resubdivision of Lot 2 of Block 9, Richland Realty Company, First Subdivision, Division "A" recorded in Book 161, Page 151, R.O.D.C., Tennessee, of record in Book 6250, Page 145, Register's Office for Davidson County, Tennessee.

SAID Lot No. 1, which is a corner lot, fronts 49.31 feet on the southerly margin of Richland Avenue and fronts 175.49 feet on the easterly margin of Wilson Boulevard North, said frontages being connected by a curve having a radius of 25.00 feet and a length of 38.96 feet, and extends back 76.22 feet on the southerly line and 199.93 feet on the easterly line to a point of intersection.

BEING the same property conveyed to Rodney D. Dowhower and wife, Nancy L. Dowhower by deed from William Ridley Wills, III and wife, Elizabeth McNamara Wills of record in Book 9720, Page 131, Register's Office for Davidson County, Tennessee.

Description Reference: The description is the same as that used in the last deed prior to this transaction..

This conveyance is subject to any and all matters shown on the herein referenced Plan of record in said Register's Office.

This is improved property, known as: 3829 Richland Avenue, Nashville, TN 37205

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 28th day of March, 1997.

Rodney D. Dowhower
Rodney D. Dowhower

Nancy L. Dowhower
Nancy L. Dowhower

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State of Tennessee
County of Davidson

On this 28th day of March, 1997, before me the undersigned authority, personally appeared **Rodney D. Dowhower** and **Nancy L. Dowhower**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: _____

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 5-28-2000

Notary Public

State of Tennessee
County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 577500.00

Natasha L. Deane
Affiant

Sworn and subscribed before me on the 28th day of March, 1997.

My Commission Expires: _____

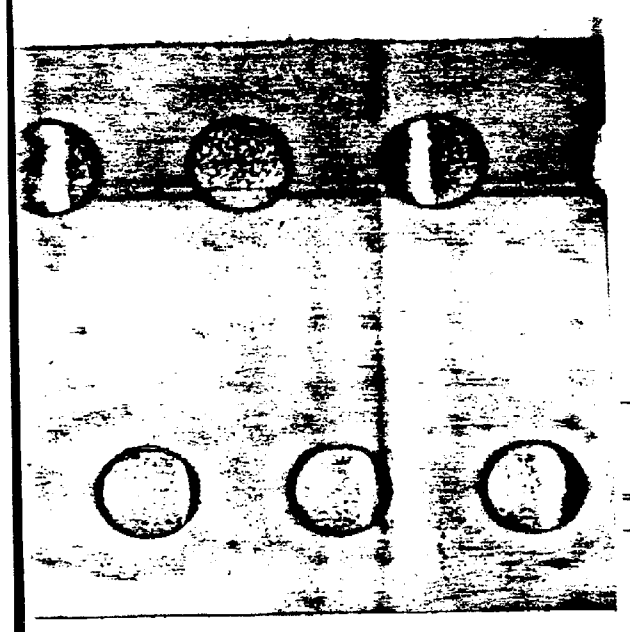
PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 5-28-2000

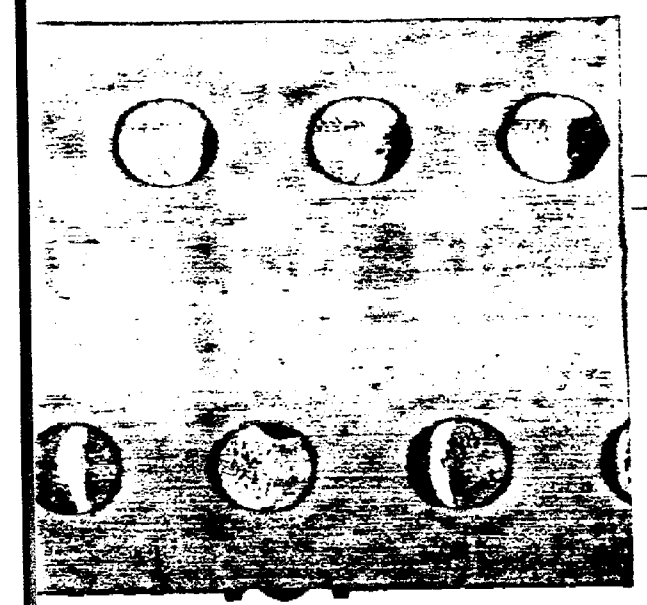
Notary Public

0288208
IDENTIF. & REFERENCE

97 MAR 31 AM 9:28
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

2685 03/31 0101 03CHECK 2145.75





OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10395 PG 182

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

CAHT
577500.00
CON TX 2136.75
PRFEE 1.00
WDEED 8.00
TOTAL 2145.75
CHECK 2145.75

03/31/97 01 09:33 0001 2685

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0288208
IDENTIF. ↑ REFERENCE

97 MAR 31 AM 9:28
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1132966