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: (jb) Title No: 38706
Dav. Co. File: Box 8

97 APR -2 AM 11:16
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE

02899820

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Larry Eldon Gowens, Jr. 6672 Autumnwood Drive Nashville, Tennessee 37221	SouthTrust Mortgage Corporation 5409 Maryland Way, Suite 100 Brentwood, TN 37027

TAX MAP-PARCEL NUMBERS: 155-08-C-048

BOOK 10401 PG 214

4338 04/02 0101 03CHECK 645.70

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$ 171000.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Thomas C. Wheeler and spouse, Tamara J. Wheeler,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Larry Eldon Gowens, Jr., unmarried,** 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. 48 on the Plan of Poplar Creek Estates, Phase 2 of record in Plat Book 6900, Pages 339-347, amended by amendment and change of Survey Monumentation in Book 7900, Pages 888 and 889, Register's Office for said County.

SAID Lot No. 48 fronts 52 feet on the northeasterly margin of Autumnwood Drive and extends back 140.00 feet on the southeasterly line and 119.67 feet on the northwesterly line to a dead line in the rear, measuring 83.52 feet thereon.

BEING the same property conveyed to Thomas C. Wheeler and wife, Tamara J. Wheeler by deed from William C. Demetree and Lee Chira of record in Book 9364, Page 99, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

The property herein conveyed is subject to the restrictive covenants, liens and other matters set forth in Book 6474, Page 346, Book 6486, Page 587, Book 6662, Page 433, Book 6804, Page 536, Book 6987, Page 966, Book 7270, Page 648, Book 7964, Page 33, and Book 9472, Page 824, said Register's Office, and to the matters set forth in the referenced Plan of record.

This instrument is executed on behalf of Tamara J. Wheeler by Thomas C. Wheeler as Attorney in Fact pursuant to a Power of Attorney being recorded concurrently herewith. The affidavit of said Attorney in Fact is attached as "Exhibit A" to or on this instrument and incorporated herein by reference.

This is improved property, known as: 6672 Autumnwood Drive, Nashville, Tennessee 37221

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 31st day of March, 1997.

Thomas C. Wheeler

Tamara J. Wheeler, By: Thomas C. Wheeler, Atty-In-Fact

State of Tennessee
County of Davidson

On this 31st day of March, 1997, before me the undersigned authority, personally appeared **Thomas C. Wheeler**, 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: _____ Notary Public

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

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: $ 171000.00

Larry Elda Howard Jr. 3/31/97
Affiant

Sworn and subscribed before me on the 31st day of March, 1997.

My Commission Expires: _____ Notary Public

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

State of Tennessee
County of Davidson

BOOK 10401 PG 216

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Thomas C. Wheeler**, with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument on behalf of **Tamara J. Wheeler**, as Attorney-in-Fact, as the free act and deed of the said Principal.

Witness my hand and official seal at Nashville, Tennessee, this the 31st day of March, 1997.

Notary Public

My Commission Expires:_____

EXHIBIT "A"
To
WARRANTY DEED

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

FROM: Thomas C. Wheeler and Tamara J. Wheeler

TO: Larry Eldon Gowens, Jr.

A F F I D A V I T

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited was executed by the undersigned as attorney-in-fact for the principal thereon shown.

2. That the execution is proper and within the scope of the power-of-attorney referenced in the instrument.

3. That at the time of execution of said document the Affiant had no knowledge or notice of the termination of the power-of-attorney, either by revocation or by the principal's death, disability, or incapacity.

Further the Affiant Saith not.

References to the singular include the plural, when applicable.

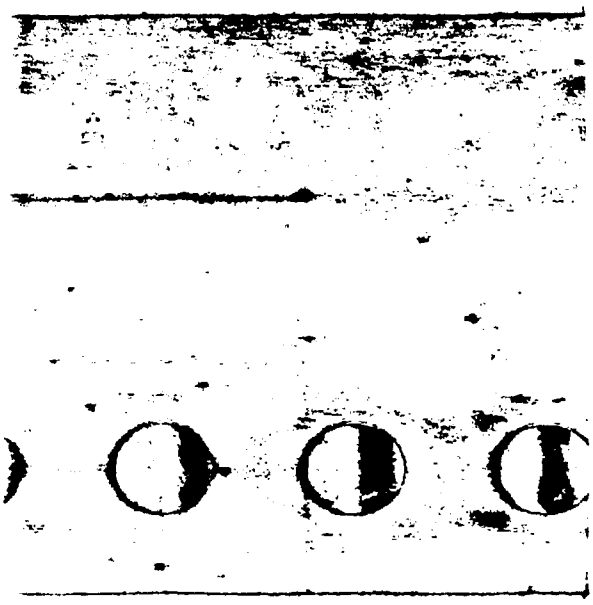
Thomas C. Wheeler, Affiant

Sworn to and subscribed before me this
31st day of March, 1997.

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

Notary Public

My Commission Expires:_____



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

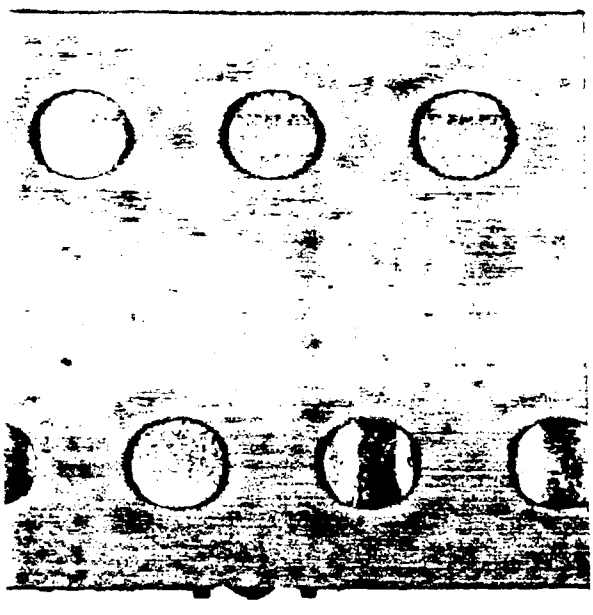
RECEIVED OF _____

FOR _____

BOOK 10401 PG 217

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



MAMT 171000.00
MOR TX 632.70
PRFEE 1.00
WDEED 12.00
TOTAL 645.70
CHECK 645.70

04/02/97 01 11:19 0001 4338

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0289820

IDENTIF. ↑ REFERENCE

97 APR -2 AM 11:16

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1134599