WARRANTY DEED

MELODY A. HAYES NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 182,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF July 19 99

Notary Public

MY COMMISSION EXPIRES: 8/5/2002
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
TATUM & JONES, ATTORNEYS, 2001 CHARLOTTE AVENUE, SUITE 200, NASHVILLE, TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
LEE MAYS (NAME)	SOUTHEASTERN MORTGAGE OF TENNESSEE, INC. (NAME)	155-8-C-48CO
6672 AUTUMNWOOD DRIVE (ADDRESS)	115 29TH AVENUE SOUTH (ADDRESS)	09D-80294
NASHVILLE, TN 37221 (CITY) (STATE) (ZIP)	NASHVILLE, TN 37212 (CITY) (STATE) (ZIP)	

FOR AND 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, LARRY ELDON GOWENS, JR. AND WIFE, MEREDITH BUCK GOWENS

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO LEE MAYS AND CHRIS HIGDON

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 No. 48, on the Plan of POPLAR CREEK ESTATES, PHASE TWO (2), A PLANNED UNIT DEVELOPMENT, of record in Plat Book 6900, pages 339 through 347, amended by amendment and change of Survey Monumentation in Plat Book 7900, pages 888 and 889, said Register's Office, to which reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to LARRY ELDON GOWENS, JR., UNMARRIED, by deed from Thomas C. Wheeler and spouse, Tamara J. Wheeler, of record in Book 10401, page 214, Register's Office for DAVIDSON County, Tennessee. SAID property was then conveyed to LARRY ELDON GOWENS, JR. AND WIFE, MEREDITH BUCK GOWENS, by Quitclaim Deed from Gregory S. Perrone, Trustee, of record in Book 10897, page 859, Register's Office for DAVIDSON County, Tennessee.

There is conveyed with the above described property an undivided interest in and to the general and/or restricted common areas and facilities of Poplar Creek Estates, Phase Two (2), A PLANNED UNIT DEVELOPMENT, as said areas are set forth and defined in Restrictions of record in Book 9472, page 824 and Charter of record in Book 7120, page 125; Register's Office for DAVIDSON County, Tennessee.

*** CONTINUED ***

unimproved ( )
This is improved (X) property, known as 6672 AUTUMNWOOD DRIVE, NASHVILLE, TN 37221
(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 23rd day of July, 19 99

Larry Eldon Gowens Jr.
LARRY ELDON GOWENS, JR.

Meredith Buck Gowens
MEREDITH BUCK GOWENS

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named LARRY ELDON GOWENS, JR. AND WIFE, MEREDITH BUCK GOWENS

the bargainor S, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at NASHVILLE, Tennessee, this 23rd day of July, 99

Commission expires May 27, 2001

I. DYKE TATUM
Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____ .

My commission expires _____

_____
Notary Public

***** CONTINUATION**

SOURCE OF DESCRIPTION: DESCRIPTION OF PREVIOUS DEED OF RECORD

0618521
IDENTIF. # REFERENCE

99 JUL 30 PM 8:33

H.L. [illegible] REGISTER
DAVIDSON COUNTY, TN.

9900 07/30 0101 03CHECK 686.25

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11597 PAGE 905

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	CFEE - COMPUTER FEE	PRFEE - PROBATE FEE

061852.1
IDENTIF. & REFERENCE

99 JUL 30 PM 8:33
BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

CAMT	182500.00
CON TX	675.25
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	686.25
CHECK	686.25

07/30/99 01 20:38 0001 9900

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1498135