BOX 25-B

BOOK 11602 PAGE 248

THIS INSTRUMENT PREPARED BY:
George E. Mudter, Jr., Esq.
2000 Richard Jones Road
Suite 110
Nashville, Tennessee 37215
(615) 383-4429

FTEC File No. 16619
File Box 9-B

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is: $400,000.00

David M. Rummel
Affiant

Subscribed and sworn to before me, this 2nd day of August, 1999.

GEORGE E. MUDTER JR. NOTARY PUBLIC AT LARGE

Notary Public

My Commission Expires: SEPT. 22, 2000

WARRANTY DEED

Address New Owner(s):	Send Tax Bills to	Tax Information
MR/MRS WADE B. COWAN	FIRST UNION MORTGAGE CORP.	MAP 115-4
404 Georgetown Drive	1410 Commonwealth Drive	PARCEL 59
Nashville, Tennessee 37205	Wilmington, NC 28403	FB# 8D252465

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, DAVID M. RUMMEL AND WIFE, LAURIE A. RUMMEL, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to WADE B. COWAN AND WIFE, GARRISON S. COWAN, ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 404 Georgetown Dr., Nashville, TN 37205

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 2nd day of August, 1999.

David M. Rummel
DAVID M. RUMMEL

Laurie A. Rummel
LAURIE A. RUMMEL

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, DAVID M. RUMMEL AND WIFE, LAURIE A. RUMMEL, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 2nd day of August, 1999.

GEORGE E. MUDTER JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires: SEPT. 22, 2000

08/03 0101 CHECK 1491.00

WARDEED

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 212 on the Plan of Hillwood Estates Section 10, as of record in Plat Book 2331, pages 95 and 96, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to David M. Rummel and wife, Laurie A. Rummel by deed from James A. Horrell and Keri A. Underwood, husband and wife of record in Book 9856, page 981, said Register's Office.

This conveyance is made subject to: (1) 1999 Taxes, which have been prorated and assumed by the Grantees; (2) Easements of record in Book 4365, page 579; and (4) All matters appearing on the Plan of record in Plat Book 2331, pages 95 and 96, said Register's Office.

9619630
IDENTIFICATION REFERENCE
99 AUG -3 AM 10:32
REGISTER
DAVIDSON CO. TN.

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11602 PAGE 250

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

99 AUG -3 AM 10:32

REGISTER
DAVIDSON COUNTY, TN

0619630

IDENTIF. & REFERENCE

MAMT
400000.00
ERR CO
MAMT
400000.00-
CAMT
400000.00
CON TX 1480.00
PRFEE 1.00
WDEED 8.00
CFEE 2.00
TOTAL 1491.00
CHECK 1491.00

08/03/99 01 10:38 0001 1109

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1499328