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FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $18,000.00

x George Cowan
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF December, 1970.

Notary Public

MY COMMISSION EXPIRES: 12-12-74

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Percy Wilkins, Jr., Atty. 633 Stahlman Bldg, Nashville, Tennessee
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
George Cowan (NAME)	Murphree Mortgage Company (NAME)	13D 14122
3198 La Grange Drive (STREET ADDRESS OR ROUTE NUMBER)	226 Third Avenue North (STREET ADDRESS)	Map 80 12
Nashville, Tennessee (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37201 (CITY) (STATE) (ZIP)	Par 50

FOR AND IN 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, LLOYD E. FELTS and wife, SHIRLEY D. FELTS

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO GEORGE COWAN and wife, JACQUELYN COWAN

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. 135 on the Plan of Bordeaux Hills, Section 4, as of record in Book 3600, page 49, Register's Office for Davidson County, Tennessee.

SAID Lot No. 135 fronts 55.0 feet on the northeasterly side of LaGrange Drive and extends back 160.15 feet on the southeasterly line and 150.0 feet on the northwesterly line to a dead line in the rear, measuring 56.03 feet thereon.

BEING the same property conveyed to Lloyd E. Felts and wife, Shirley D. Felts, by deed from Charles R. Graves and wife, Joy C. Graves, of record in Book 4242, page 853, Register's Office for Davidson County, Tennessee.

It is understood and agreed that part of the consideration for the transfer of this property is the agreement of the grantees to assume the unpaid balance of a note secured by a Deed of Trust to Murphree Mortgage Company of record in Book 4184, page 248, Register's Office for Davidson County, Tennessee, and also that the escrow account in connection with the aforesaid Deed of Trust is hereby transferred to said Grantees.

This is unimproved ( ) improved (X) property, known as 3198 LaGrange DRive, Nashville, Tennessee
(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 2nd day of August, 1970

Lloyd E. Felts
Lloyd E. Felts

Shirley D. Felts
Shirley D. Felts

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Lloyd E. Felts and wife, Shirley D. Felts

the bargainor s, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 24th day of August 1970

My Commission Expires June 9, 1974

Commission expires _____

Notary Public

STATE OF TENNESSEE
Davidson County

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 (his oath / their several oaths) acknowledged (himself / themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he / they) as such _____ and _____, being authorized so to do, executed 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

WARRANTY DEED

FROM

LLOYD E. FELTS ET UX

TO

GEORGE COWAN ET UX

A 98588

IDENTIF. REFERENCE

DEC 8 1 31 PM '70

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed

NASHVILLE, TENN.

PERCY WILKINS JR.
ATTORNEY-AT-LAW
112 STAHLMAN BUILDING
NASHVILLE, TENNESSEE 37201

Rec'd Boy P

DEC-8 70	CONV	18,000.00			
DEC-8 70 S'TAX			A*	46.80	
DEC-8 70 PR'FEE			A*	.50	
DEC-8 70	W'DEED		A*	3.00	* 50.30