THIS INSTRUMENT WAS PREPARED BY: GRACEY, BUCHMAN & COWAN, ATTYS., NASHVILLE, TENNESSEE

BOOK 4628 PAGE 838

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mr. & Mrs. Robt. H. Cowan (NAME)	Security Federal Sav. & Loan Assn. (NAME)	
2229 Woodmont Blvd. (STREET ADDRESS OR ROUTE NUMBER)	5th Ave., N. & Union St. (STREET ADDRESS)	117-6
Nashville, Tenn. 37215 (CITY) (P. O. ZONE) (STATE)	Nashville, Tennessee 37219 (CITY) (ZONE) (STATE)	117 Pt

FOR AND IN CONSIDERATION of the sum of ONE and 00/100 ($1.00) DOLLARS cash in hand paid, the receipt of which is hereby acknowledged, and for the express purpose of making a re-conveyance to create a tenancy by the entireties

We, I, Mrs. Cleo W. Cowan (formerly Mrs. Cleo W. Courtney)

have bargained and sold, and by these presents do hereby transfer and convey unto Don R. Binkley, Trustee, his successors and assigns, the following described tract or parcel of land, to wit:

Land in Davidson County, Tennessee, being the westerly 226 feet of lot No. 37 on the plat of Hillsboro Heights, not of record, described according to a survey made by S. R. Sanford, Jr., Surveyor, February 5, 1938, as follows:
Beginning on the northerly margin of Woodmont Avenue or Boulevard, at a point 300 feet east of the center line of 23rd Avenue South, said point being the dividing line between lots Nos. 36 and 37; thence with said Avenue, eastwardly 226 feet to the westerly line of the property conveyed to Ella F. Hovey by deed from E. L. Hampton and wife, or record in book 874, page 232, Register's Office for said County; thence with said Hovey's westerly line, northwardly 366.7 feet, more or less, to the southerly line of lot No. 21; thence with the line of said lot No. 21, westerly 226 feet to the common corner of lots Nos. 21, 22, 36 and 37; thence with the dividing line between lots Nos. 36 and 37, southwardly 367.3 feet, more or less, to the beginning.

Being the same property conveyed to Thomas J. Anderson and wife, Carolyn J. Anderson by deed from C. A. Davis and wife, of record in Book 2488, page 555, Register's Office for Davidson County, Tennessee.
Subject to agreement for dedication of easement for sanitary sewer and/or storm drainage between Thomas J. Anderson and wife and Metropolitan Government of Nashville and Davidson County, Tennessee of record in Book 4096, page 963, R.O.D.C., Tenn. and 1972 property taxes pro rated date of deed and assumed by purchaser.

This is unimproved (X) improved ( ) property, known as 2220 Woodmont Blvd., Nashville, Tennessee 37215 (House Number) (Street) P. O. Address: (City or Town) (Postal Zone)

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

And I do covenant with the said Don R. Binkley, Trustee, that I am lawfully seized and possessed of said land in fee simple, and have a good right to convey it.

And I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Don R. Binkley, Trustee, his successors and assigns, against the lawful claims of all persons whomsoever.

And now, I, the said Don R. Binkley, Trustee, for and in consideration of the sum of ONE and 00/100 ($1.00) DOLLARS, cash in hand paid, the receipt of which is hereby acknowledged, and for the express purpose of carrying out the intent of this conveyance, as above set out, do hereby transfer and convey unto Robert H. Cowan and wife, Cleo W. Cowan, their heirs and assigns, the same property hereinabove described and set forth, to which reference is here made, and said property is conveyed subject to the same limitations, restrictions and encumbrances as may affect the premises, as above set forth.

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 I do covenant with the said Grantees, that I am lawfully seized and possessed of said land and have a good right to convey it.

And I, Don R. Binkley, Trustee, do further covenant and bind myself, my successors and representatives, to warrant and defend the title to the said land only as to such title coming through or by me from the grantees herein, to the said Robert H. Cowan and wife, Cleo W. Cowan, their heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF we have hereunto set our hands on this the 31st day of July, 1972.

Cleo W. Cowan

Don R. Binkley

Trustee.

AUG 16 72 MISC A* 4.00 * 4.00

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Evelyn Phillips, a Notary Public in and for said County and State, the within named, Cleo W. Cowan, known to me to be one and the same as Mrs. Cleo W. Courtney she the Bargainor, 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 31st day of July, 1972.

Evelyn Phillips

Notary Public.

My commission expires: 2-4-76

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Evelyn Phillips, a Notary Public in and for said County and State, the within named Don R. Binkley, Trustee, the bargainor, with whom I am personally acquainted, and who acknowledged that he, as Trustee, executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 31st day of July, 1972.

Evelyn Phillips

Notary Public.

My commission expires: 2-4-76

Deed

From: CLEO W. COWAN (Formerly Mrs. Cleo W. Courtney)
to: DON R. BINKLEY Trustee.

AND

From: DON R. BINKLEY Trustee.
to: ROBERT H. COWAN AND WIFE, CLEO W. COWAN

87 1918

IDENTIF. REFERENCE

AUG 16 2 55 PM '72
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

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