ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
James C. Cowan, Jr. (NAME)	Guaranty Mortgage Company (NAME)	145-7-6
5025 Villa Crest Drive (STREET ADDRESS OR ROUTE NUMBER)	311 Seventh Avenue North (STREET ADDRESS)	OH-11770
Nashville, Tn. 37220 (CITY) (STATE) (ZIP CODE)	Nashville, Tn. 37219 (CITY) (STATE) (ZIP CODE)	

WARRANTY DEED

For and in consideration of the sum of other good and valuable consideration and TEN ($10.00)---------- DOLLARS

TRANSPO GENERAL, INC., a Tennessee corporation,

as Grantor herein,

have bargained and sold, and by these presents do transfer and convey unto the said JAMES C. COWAN, JR.

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

BEING Lot No. 7 on the Plan of Villa Estates, as of record in Book 3600, Page 66, Register's Office for said County.

Said Lot 7 fronts 120 feet on the Northerly side of Villa Crest Drive and extends back 446.71 feet on the Easterly line and 640.82 feet on the Westerly line to a dead line, which is a broken line, measuring 512.74 feet thereon.

Being the same property conveyed to Grantor herein by deed from John C. Jenkins, Jr. and wife recorded in Book 4694, Page 578, Register's Office, Davidson County, Tennessee.

By acceptance of this deed, Grantee herein assumes and agrees to pay the balance outstanding under that certain indebtedness in the original principal sum of $39,000.00, secured by deed of trust recorded in Book 3829, Page 378, aforesaid records and Grantor warrants to the Grantee that all payments due under said indebtedness are current, and not in default.

This is unimproved ( ) improved (X) property, known as 5025 Villa Crest Dr., Nashville, Tn. 37220 (House Number) (Street)

(P. O. Address) (City or Town) (Zip Code)

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.

Whenever 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 hands this 1st day of January, 19 74.

TRANSPO GENERAL, INC.

By: [signature]

STATE OF TENNESSEE
COUNTY OF _____

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

_____

the bargainor _____, with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at _____, this _____ day of _____, 19____.

My commission expires _____ Notary Public _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Jeanette S. Banks, a Notary Public of the State and County aforesaid, personally appeared W. J. Wilson, Jr. and Frank C. Ingraham with whom I am personally acquainted, and who, upon oath, acknowledged themselves to be president and secretary respectively of the Transpo General, Inc., the within named bargainor, a corporation, and that they as such president and secretary, being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by the said William J. Wilson, Jr. as such president and attesting the same by the said Frank C. Ingraham as such secretary.

Witness my hand and seal, at office in Nashville, Tennessee, this 1st day of January, 1974.

Jeanette S. Banks Notary Public

Commission expires July 24, 1977

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer or value of property (whichever is greater) is $95,000.00
This is equal to or greater than the property would bring at a fair and voluntary sale.

James C. Cowan Jr
for James C. Cowan, Jr.

Sworn to and subscribed before me this first day of January, 1974.

My commission expires July 24, 1977 Notary Public Jeanette S. Banks

mail

W. Lee Corbett
This instrument was prepared by:
INGRAHAM, YOUNG & CORBETT, 1720 Parkway Towers, Nashville, Tn. 37219

Name			Address		
SEP 30 74	CONV	95,000.00			
SEP 30 74	S'TAX		A*	247.00	
SEP 30 74	PR'FEE		A*	.50	
SEP 30 74	W'DEED		A*	4.00	* 251.50

WARRANTY DEED

FROM Transpo General, Inc.

TO James C. Cowan, Jr.

C 7 3 0 9 3

IDENTIF. REFERENCE

SEP 30 11 17 AM '74

FELIX Z. WILSON ET REGISTER
DAVIDSON COUNTY, TENN.

Pioneer National Title Insurance Company
Public Square Building
344 4th Avenue North
NASHVILLE, TENNESSEE 37219

mail pick