This Instrument Prepared By:
D. B. HERBERT
Kelley, Herbert & Crawford
Floor, L & C Tower
Nashville, Tennessee 37219

BOOK 5227 PAGE 903

WARRANTY DEED

REAU E. FOLK, JR. FORM

MAP-PARCEL NUMBER(S)	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
142-3-5	Mr/Mrs S. Lee Cowen	Home Federal Savings & Loan 230 Fourth Avenue, North Nashville, TN. 37219
FIELD BOOK NUMBER(S)	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED)	LOAN OR ACCOUNT NO. 553-211-9
9D-5181	Cavalier Road	PROPERTY IS [X] IMPROVED [ ] UNIMPROVED

EACH BOOK AND PAGE NUMBER REFERRED TO HEREIN, UNLESS OTHERWISE DESIGNATED, IS IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

For and in consideration of the sum of TEN DOLLARS ($10.00) and other good and valuable considerations, the receipt of which is hereby acknowledged and in further consideration of the assumption of and agreement by the grantees herein to pay the principal balance now due, plus future interest, on a certain note dated March 25, 1977, in the original principal sum of $40,000.00, payable to Home Federal Savings & Loan Association, in monthly installments as set out in said note, with interest as set forth therein and being secured by a deed of trust executed by James O. Wallace, Sr., and wife, Mary H. Wallace to Attorneys Title Comapny, Inc., Trustee, as of record in Book 5129, page 100, and re-recorded in Book 5129, page 945,

JAMES O. WALLACE, SR., and wife, MARY H. WALLACE

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto S. LEE COWEN and wife, NANCY A. COWEN

hereinafter called the Grantee, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 71 on the Plan of Cross Timbers, Section 2, as of record in Book 3700, page 92.

Said Lot No. 71 fronts 98.0 feet on the northwesterly side of Cavalier Road and runs back between lines, 143.66 feet on the northeasterly line and 178.0 feet on the southeasterly line, to a broken dead line in the rear on which it measures a total of 124.09 feet.

Being the same property conveyed to James O. Wallace, Sr., and wife, Mary H. Wallace, by deed from James E. Patterson and wife, Evelyn Patterson as of record in Book 5129, page 96.

This conveyance is made subject to restrictions in Book 4064, page 909.

NOV 30	CONV	62,500.00			
NOV 30	S'TAX		B*	162.50	
NOV 30	PR'FEE		B*	.50	
NOV 30	W'DEED		B*	4.00	* 167.00

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the Grantee, his heirs, successors and assigns, forever.

And the Grantor covenants with the Grantee that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, Except as shown above and 1977 taxes which have been prorated and assumed by Grantees.

The Grantor further covenants and binds himself, his heirs, successors and representatives to warrant and defend the title to the said land to the Grantee, his heirs, successors and assigns against the lawful claims of all persons.

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.

In witness whereof, the Grantor has hereunto set his hand (if a corporation, has caused its name to be signed hereto by its duly authorized officers) on this, the 23rd day of November, 1977.

James O. Wallace, Sr.

Mary H. Wallace

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 5227 PAGE 904

Before me, Douglas A. Brace, a Notary Public in and for the State and County aforesaid, personally appeared the within named

James O. Wallace, Sr., and wife, Mary H. Wallace

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, the 23rd day of November, 1977.

My commission expires: 4-23-78

Notary Public

STATE OF _____
COUNTY OF _____

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared the within named _____

the bargainor(s), 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, the _____ day of _____, 19____.

My commission expires:

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE WHICHEVER IS GREATER FOR THIS TRANSFER IS:

$62,500.00 Amant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25 DAY OF November 19 77

MY COMMISSION EXPIRES: 4-23-78 (AFFIX SEAL) Notary Public

E 39256.

IDENTIF. REFERENCE

Nov 30 10 12 AM '77

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

WARRANTY DEED

FROM

JAMES O. WALLACE, SR.

AND WIFE

TO

S. LEE COWEN AND WIFE

Please Return to:
ORTALE, KELLEY, HERBERT & CRAWFORD
23rd Floor, Life & Casualty Tower
Nashville, Tennessee 37219

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

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

My commission expires:

Notary Public