This instrument prepared by:
James H. Hill, Atty.
320 Gallatin Rd. South
Madison, Tenn. 37115

BOOK 5387 PAGE 178

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James E. Cowden, et ux,	Same	53-13
(NAME): Roberta Ann Cowden	(NAME):	par 11, 12, 15, 16
604 Nawakwa Trail	(STREET ADDRESS)	
(STREET ADDRESS OR ROUTE NUMBER)		
Madison, Tn. 37115		
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

For and in Consideration of the sum of - - - - - - - - $10.00 - - - - - - - - -

- - - - - - - - - - - TEN AND NO/100 - - - - - - - - - - - - - - - - - *DOLLARS*

Cash in hand paid and other good and valuable considerations, receipt of which is hereby acknowledge,

We, Jackie R. Sadler and wife, Dara Sadler
have bargained and sold, and by these presents do transfer and convey unto
the said grantees, James E. Cowden and wife, Roberta Ann Cowden, 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 Lots Nos. 16, 17 and 21 on the unrecorded plat of Nawakwa Hills Annex, described together as follows: BEGINNING at a point in the northerly margin of Tacoma Trail, said point being 300 feet easterly from the southeast corner of the property conveyed to Beverly J. Hopkins, by deed of record in Book 3158, page 396, Register's Office for Davidson County, Tennessee; thence northwardly along the westerly lines of Lots Nos. 16 and 21, 300 feet to a point in the southerly margin of Choctaw Trail, the common front corner of Lots Nos. 21 and 22; thence eastwardly with said margin of Choctaw Trail, 150 feet to a point, the common front corner of Lots Nos. 20 and 21; thence southwardly along the line between Lots Nos. 20 and 21, 150 feet to the common corner of Lots Nos. 16, 17, 20 and 21; thence eastwardly along the line between Lots Nos. 17 and 20, 150 feet to a point which is the common corner of Lots Nos. 17, 18, 19 and 20; thence southwardly with the line between Lots Nos. 17 and 18, 150 feet to a point in the northerly margin of Tacoma Trail; thence westwardly along the northerly margin of Tacoma Trail, 300 feet to the point of beginning.

BEING the same property as conveyed to Jackie R. Sadler by warranty deed from Paul M. Holloway and wife, Judy G. Holloway, as of record in Book 5110, page 458, Register's Office for Davidson County, Tennessee.

BEING Tract or Lot No. 20 on a preliminary plat of Nawakwa Hills Annex, Section No. 2, a subdivision of part of the L. J. Gee Estate in the Eleventh (11th) Civil District of said County, according to a survey and plat made by Harvey Gee, a surveyor, of Nashville, Tennessee, April 3rd, 1948, and filed with the Davidson County Planning Commission January 15, 1949, and designated by said Planning Commission as Subdivision No. 49-4, to which plat reference is here made.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 18,000.00

Subscribed and sworn to before me, this the 14th day of January, 19 77

Affiant

My commission expires (Affix Seal)

E. Barnes Dep Reg
Notary Public

SAID Tract or Lot No. 20 beginning on the southerly margin of Choctaw Trail, 450 feet east of the northeast corner of the property conveyed to Charles U. Coggin, Trustee, by deed from Homer B. Collins, et al, of record in Book 1677, Page 143, Register's Office for said County, being the corner of Lots Nos. 20 and 21; thence with the line between said two lots, southwardly 150 feet to the northwest corner of Lot No. 16; thence with the line between said Lots Nos. 17 and 20, eastwardly 150 feet to the southwest corner of Lot No. 19; thence with the line between said Lots Nos. 19 and 20, northwardly 150 feet to the southerly margin of Choctaw Trail; thence with same, westwardly 150 feet to the beginning.

BEING the same property as conveyed to Jackie R. Sadler by warranty deed from Paul M. Holloway and wife, Jody G. Holloway, as of record in Book 5110, Page 460, Register's Office for Davidson County, Tennessee.

This property hereinabove described is conveyed subject to all easements for roads, streets, trails and utilities, rights-of-way as shown on preliminary plat and being dedicated by an instrument executed by William J. Allen, Trustee, of record in Book 1913, page 71, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved ( ) property, known as ..... (House Number) ..... (Street) ..... P. O. Address: ..... (City or Town) .....

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.*

And we *do further covenant and bind* ourselves and 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.*

Witness our *hand this* 19 *day of* January, 19 79, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Jackie R. Sadler
JACKIE R. SADLER

Dara Sadler
DARA SADLER

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, *a Notary Public in and for said County and State, the within named* Jackie R. Sadler and wife, Dara Sadler,

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

Witness my hand and official seal at Old Hickory, *Tennessee, this* 17th *day of* January, *19* 79.

Ava Lyda S. Millard, *Notary Public.*

Commission Expires 2-2-1981.

STATE OF.....
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*.....

....., *Notary Public.*

Commission Expires.....

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, ..., *a Notary Public of the State and County aforesaid, personally appeared*....., *with whom I am personally acquainted, and who, upon oath, acknowledged*.....*self to be*..... .....*of the* ....., *the within named bargainor, a corporation, and that* .....*he as such*....., *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by*.....*self as*.....

Witness my hand and seal, at office in....., *this*.....*day of*....., *19*.....

.....
Notary Public

Commission Expires.....

WARRANTY DEED

FROM

Jackie R. Sadler et ux,

Dara Sadler

TO

James E. Cowden et ux,

Roberta Ann Cowden

JAN 1979 CONV
JAN 1979 STAX *8,000.00
JAN 1979 RFEE
JAN 1979 RECD

B* 20.80
C* .50
G* 8.00 * 29.30

F. I. 0 4 8 9 .

IDENTIF. REFERENCE

JAN 19 2 22 PM '79

FELIX Z. WILSON II, REGISTER
DAVIDSON COUNTY, TENN.

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Compliments of

Madison Title Company

320 Gallatin Road

MADISON, TENNESSEE 37115

Representing

Chicago Title Insurance Company

CHICAGO, ILLINOIS