This Instrument Prepared By:
Howard M. Taradash, Attorney
Suite 103, 108 Harding Place
Nashville, Tennessee 37205

Information herein furnished by the grantor.

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From: Lyda N. Leavell.
To: James David Dick and,
Jayne Leavell Cochran.

Address New Owner(s) As Follows:
Jayne Leavell Cochran
122 Guin Circle
Nashville, Tennessee

Map. No. 95-10
Par. No. 7
Area 302
Orig No. 04654

Send Tax Bills To:
(Same as above)

F. 42157

IDENTIF. REFERENCE

JUL 25 1 47 PM '79

FELIX A. JASON II REGISTER
DAVIDSON COUNTY, TENN.

State of Tennessee)
County of Davidson)

The Actual Consideration Or Value, Whichever Is Greater, For This Transfer Is $35000.00

Jayne Leavell Cochran
Affiant

Subscribed And Sworn To Before Me This The 25th Day Of July, 1979

Howard M. Taradash
Notary Public

My Commission Expires: 10 June, 1980

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, including the grantor's love and affection for the hereinafter named grantess, the receipt of which is hereby acknowledged, I, Lyda N. Leavell, hereinafter called the grantor, have bargained, sold, transfer and convey, and by these presents do transfer and convey unto James David Dick and Jayne Leavell Cochran, as Tenants-In-Common, hereinafter called the grantees, and retaining for myself a life estate for and during the duration of my life, a certain tract or parcel of land in Davidson County, State Of Tennessee, described as follows; to wit:

Being Lot No. 31, on the Map of The Subdivision of the property of W. E. Guin, Jr., on Lebanon Road, in the 3rd Civil District, of said County and State, not of record, described according to a copy of the survey by Watkins and Murray, Surveyors, March 20th, 1948, as follows:

Beginning at a point in the Southerly margin of an unnamed road shown on said plan, in the common corners of lots 31 and 32; thence with the line between said lots Southerly 781 feet to the center line of Mills Creek; thence up said Creek with its center line 106.5 feet to the corner of lots 30 and 31; thence with the line between said lots Northerly 820 feet to the Southmargin of said unnamed street; thence with the margin of the same 100 feet to the point of beginning.

Being the same property conveyed to G. H. Leavell and wife, Lyda N. Leavell, by deed from W. E. Guin, Jr., and wife, Gennie V. Guin, of record in Book 1582, page 448, Register's Office, Davidson County, Tennessee; the said G. H. Leavell having since died.

This conveyance subject to: Easement of record Book 4346/page 600, Deeds of Trusts Book 3566/page 433 & Book 4722/page 610, Register's Office, Davidson County, Tennessee.

The purpose of this conveyance is to create in the grantees, James David Dick and Jayne Leavell Cochran, As Tenants-In-Common, their heirs and assigns, a vested remainder in the above described property after the demise of the grantor, Lyda N. Leavell; Lyda N. Leavell retaining a life estate in said real property during the life time and duration of her life.

Lyda N. Leavell is unmarried, she being a widow.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the grantees, their heirs and assings herein, subject to the provisions herein, forever; and I do covenant with the said grantees that I am lawfully seized and possed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; 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 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 my hand this 25th day of July, 1979.

Lyda N. Leavell

State of Tennessee
County of Davidson

Personally appeared before me Howard M. Taradash, a Notary Public in and for said County and State, the within named Lyda N. Leavell, the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purpose therein contained. Witness my hand and official seal at Nashville, Tennessee, this 25th day of July, 1979.

Howard M. Taradash
Notary Public

My Commission Expires
10 June, 1980

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

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RECEIVED OF _____

FOR _____

CO - CONVEYANCE	CC - CERTIFIED COPY	MS - MISCELLANEOUS
MO - MORTGAGE	MR - RELEASE	ST - STATE TAX CONVEY.
WD - WARRANTY DEED	UC - UNIFORM COMMERCIAL CODE	ST - STATE TAX MORT.
TD - TRUST & DEED		PF - PROBATE FEES

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			35000.00- CO	
			91.00 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	97.50-
9104A	07/25/79		BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F 42157

IDENTIF. REFERENCE

JUL 25 1 47 PM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 699761