FORM NO. WD-1

BOOK 6091 PAGE 616

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $41,000.00.

Mattie B. Cowan
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 6th DAY OF June, 1983.

Notary Public

MY COMMISSION EXPIRES: 4/22/84

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

FOLEY & WEISS, ATTORNEYS, 1208 Fidelity Federal Building, Nashville, TN 37219
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
MATTIE B. COWAN, et al (NAME)	EAGLE MORTGAGE & INVESTMENT COMPANY (NAME)	MAP 103-4
4305 Wyoming Avenue (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 13013 (STREET ADDRESS)	PARCEL 127
Nashville, TN 37209 (CITY) (STATE) (P. O. ZIP)	Lexington, Kentucky 40512 (CITY) (STATE) (ZIP)	#25W-3105

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, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, LARRY F. JACKSON, GEORGE ELLIOTT JACKSON, JR., JAMES WARREN STURDIVANT and SANDRA S. MERRIAM,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO MATTIE B. COWAN, PATRICK W. COWAN and BOBBY COWAN,

HEREINAFTER CALLED THE GRANTEES, 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 Lot No. 4 of Block No. 1 on the Map of a part of Sylvan Park, as of record in Book 332, Page 104, Register's Office for Davidson County, Tennessee.

SAID Lot No. 4 fronts 50 feet on the southerly side of Wyoming, formerly Sixth Avenue, and runs back between parallel lines 160 feet to an alley in the rear.

BEING the same property conveyed to G. E. Jackson and wife, Mary Myrtle Jackson, by deed from J. G. Hatcher and wife, Clarice Hatcher, of record in Book 954, Page 459, Register's Office for Davidson County, Tennessee. Both Parties having since died. The said G. E. Jackson predeceasing Mary Myrtle Jackson and by will of record in Will Book 140, Page 270, Probate Court for Davidson County, Tennessee, the subject property was devised to James W. Sturdivant, Larry F. Jackson and George Elliott Jackson, Jr. The said James W. Sturdivant having since died and leaving as his heirs-at-law, James Warren Sturdivant and Sandra S. Merriam.

THIS conveyance is subject to any and all zoning regulations, building restrictions, and setback lines, if any, and easements and rights-of-way for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantees herein.

This is ( ) unimproved ( ) improved property, known as 4305 Wyoming Avenue, Nashville, Tennessee 37209
(House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

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. 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 our hands this 27th day of June 1983

Larry F. Jackson

George Elliott Jackson, Jr.

James Warren Sturdivant

Sandra S. Merriam

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Larry F. Jackson and George Elliott Jackson, Jr.,

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 6th day of July, 1983.

Commission expires 4/22/84

Notary Public

STATE OF OHIO)
COUNTY OF MONTGOMERY)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named James Warren Sturdivant, the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seat at Kettering, Ohio, this 27th day of June, 1983.

CAROLYN S. BREINING, Notary Public
In and for the State of Ohio
My Commission Expires Sept. 7, 1987

My Commission Expires:

Notary Public

WARRANTY DEED

FROM
LARRY F. JACKSON, et al,

TO
MATTIE B. COWAN, et al

H 59201

IDENTIF. REFERENCE

JUL 8 3 47 PM '83

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Sandra S. Merriam, the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seat at Greenville, South Carolina, this 30th day of June, 1983.

My Commission Expires: 10-26-88

Notary Public

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____ BOOK 6091 PAGE 618

FOR _____

CO -CONVEYANCE	CC -CERTIFIED COPY	MISC -MISCELLANEOUS
MO -MORTGAGE	REL -RELEASE	CO TX -STATE TAX CONVEY
WD -WARRANTY DEED	UCC -UNIFORM COMMERCIAL CODE	MO TX -STATE TAX MORT
TD -TRUST DEED		PRFEE -PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

41[illegible]-00
105.00 CO TX
.50 PRFEE
6.00 MISC
CHECK [illegible]-
0452A07/06/03 BAL -2

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 59201

IDENTIF. REFERENCE

JUL 8 3 47 PM '03

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TN

No. 962234