THIS INSTRUMENT PREPARED BY EDWARD J. GROSS, ATTORNEY 1607 Parkway Towers
Nashville, Tennessee 37219

WARRANTY DEED

BOOK 6095 PAGE 824

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Matilda AnnCowan (NAME)	SAME (NAME)	105-9
904 Benton Ave. (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Par 398 1/2
Nashville, Tennessee (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of $10.00 *Dollars,*

and other good and valuable considerations.

JOHN W. COUCH, JAMES EDWARD COWAN and MATILDA ANN COWAN

have this day bargained and sold, and do hereby transfer and convey unto the said MATILDA ANN COWAN

certain real estate in Davidson County, Tennessee, as follows: *the Grantees herein, their (successors), heirs and assigns,*

Land in Davidson County, Tennessee, being the easterly part of Lot No. 45 on Waverly Land Company's plan of lots, as of record in Book 57, page 95 Register's Office for said County, described as follows:

Beginning on the northerly margin of Benton Avenue (formerly Arthington Street or Avenue) 75 feet east of the line between lots No. 44 and 45 on said plan: thence eastwardly with Benton Avenue, 83.5 feet to a point; thence with the curve of Benton Avenue and Elliott, formerly Kirkman Avenue, easterly, northeasterly from the line between lots No. 44 and 45 in said plan: thence southwardly to the point of beginning.

Being the same property conveyed to Matilda H. Cowan by E. W. Cobb and wife, Hettie B. Cobb of record in Book 3279, page 81, Register's Office of Davidson County, Tennessee.

Matilda H. Cowan deceased April 4, 1983.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 10,000.00

Subscribed and sworn to before me, this the 17 day of June 19 83

Affiant Matilda Ann Cowan

My commission expires: April 19 1987 (Affix Seal)

Notary Public Donna Lee Henderson

unimproved ( )
This is improved (X) property, known as 904 Benton Avenue Nashville, Tennessee
(House Number) (Street) P.O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantees their (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs 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.

Witness our hands this 20th *day of* June *19* 83 *, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

John W. Couch

James E. Cowan

Matilda Ann Cowan

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

BOOK 6095 PAGE 825

Personally appeared before me, DEBORAH STARKEY *, a Notary Public in and for said County and State,* JOHN W. COUCH & MATILDA Ann COWAN

*the within named 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 20 *day of* June *, 19* 83

Deborah Starkey *Notary Public*

DEBORAH STARKEY NOTARY PUBLIC

Commission expires 10/19/86

STATE OF ~~TENNESSEE~~ CALIFORNIA }
COUNTY OF ~~DAVIDSON~~ } San Francisco

Before me, Janice E. Blackford *, a Notary Public of the State and County aforesaid, personally appeared* JAMES EDWARD COWAN *with whom I am personally acquainted, and who, upon oath, acknowledged* him *self to be* XXXXX ~~of the~~

the within named bargainor, XXXXXXXXXXXXXXXXXXXXXXXX
*be*XXXXXXXXXXXX *executed the foregoing instrument for the purpose therein contained,* XXXXXXXXXXXXXXXX
*th*XXXXXXXXXXXXXXXXXXXX

Witness my hand and seal, at office in San Francisco
this 29 *day of* June *, 19* 83

Janice E Blackford *Notary Public*

Commission expires March 1, 1985

JANICE E. BLACKFORD
NOTARY PUBLIC — CALIFORNIA
PRINCIPAL OFFICE IN
CITY & COUNTY OF SAN FRANCISCO
My Commission Expires March 1, 1985

H 6 0 7 1 2

IDENTIF. REFERENCE
JUL 15 2 03 PM '83
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

RUSH

2237 07/15 32.50 CASH

WARRANTY DEED

FROM

JOHN W. COUCH, JAMES EDWARD COWAN & MATILDA Ann COWAN

TO

MATILDA ANN COWAN

Compliments of
Chicago Title Insurance Company
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37238

OFFICIAL RECEIPT

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

RECEIVED OF_____

FOR BOOK 6095 PAGE 826

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

10000.00- CO
26.00 CO TX
.50 PRFEE
6.00 WDEED
CASH 32.50-
2237A07/15/83 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 6.0.7.1 2

IDENTIF. REFERENCE

JUL 15 2 09 PM '83

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 963960