FORM NO. WD-1

BOOK 6161 PAGE 539

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 27,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF October 1983

Notary Public

MY COMMISSION EXPIRES: 4/22/84

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Foley & Weiss, Attorneys Suite 500 One Church Street Building Nashville, TN 37201

NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Thomas J. Fitzpatrick (NAME)	The Lomas & Nettleton Company (NAME)	72-14-6
900 Woods Lake Drive (STREET ADDRESS OR ROUTE NUMBER)	2001 Bryan Tower (STREET ADDRESS)	27W-27320
Madison, TN 37115 (CITY) (STATE) (P. O. ZIP)	Dallas, Texas 75201 (CITY) (STATE) (ZIP)	

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, Richard M. Cowan

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Thomas J. Fitzpatrick and wife, Mary E. Fitzpatrick

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 a part of Lot No. 6 on the Plan of E. T. Brown's Subdivision of part of Lot No. 1 of the Cahal Property of record in Book 332, Page 84, Register's Office for said County, described as follows:

BEGINNING on the northerly margin of Cahal Avenue at the corner of Lots Nos. 6 and 7; thence, with said Avenue westwardly 36.7 feet to a point 56.3 feet east of the easterly margin of an alley; thence, northwardly and parallel with the line between Lots Nos. 6 and 7, 97 feet; thence, westwardly and parallel with the northerly margin of Cahal Avenue 23.8 feet to the easterly margin of an alley; thence, with said alley northwardly 163.7 feet to the southerly margin of another alley; thence, with the last mentioned alley eastwardly 8.5 feet to the corner of Lots Nos. 6 and 7; thence, with the line between said two lots southwardly 256 feet to the beginning.

BEING the same property conveyed to Richard M. Cowan by Deed from Beatrice M. Jones, unmarried, of record in Book 5386, Page 898, Register's Office for Davidson County, Tennessee.

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.

CINDY Cowan, wife of the above named Richard M. Cowan, joins in this conveyance for the purpose of releasing any and all rights she may have in and to the above described property, especially her marital rights.

AS part of the above consideration, the Grantees herein assume and agree to pay the unpaid balance owing on a certain note executed by the Grantor herein to the Tennessee Housing Development Agency in the original principal amount of $23,450.00, of record in Book 5386, Page 900, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 1111 Cahal Avenue (House Number) (Street) Nashville, TN 37206 (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 hand s this 21st day of October, 19 83

Richard M. Cowan

Cindy Cowan

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 Richard M. Cowan and wife, Cindy Cowan

the bargainors, 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 21st day of October 19 83

Commission expires 4/22/84

Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (his oath / their several oaths) acknowledged (himself / themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he / they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19__.

My commission expires _____

Notary Public

6939 11/02/83 78.00- CHECK

WARRANTY DEED

FROM

Richard M. Cowan

TO

Thomas J. Fitzgerald

H81605

IDENTIF. REFERENCE

OCT 21 3 15 PM '83

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

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

RECEIVED OF BOOK 6161 PAGE 541

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

27500.00- CAMT.
71.50 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 78.00-
6939A10/21/83 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H81605

IDENTIF. REFERENCE

OCT 21 3 16 PM '83

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 987944