BOOK 6287 PAGE 155

FILE BOX 43
FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS: $ 19,500.00

X Leafie Boyd
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7 DAY OF May 1984

Bill Hall
Notary Public

MY COMMISSION EXPIRES: 12-13-86
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
LAWYER'S ESCROW SERVICE, INC. ONE UNION STREET, NASH. TN 37219-0428
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Charles Cowell et ux (NAME)	Charles Cowell (NAME)	13DA-59730
4415 Hydes Ferry Pike (STREET ADDRESS OR ROUTE NUMBER)	3918 Banbury Dr. (STREET ADDRESS)	Map: 69
Nashville, TN 37218 (CITY) (STATE) (P. O. ZIP)	Nashville, Tn- 37207 (CITY) (STATE) (ZIP)	Par: 54

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, I, LEAFIE BOYD, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO CHARLES COWELL and wife, JENNIE SUE COWELL

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:

BEING a lot of land in the 13th, formerly the 23rd Civil District of Davidson County, Tennessee, BEING Lot No. 7, Exhibited "C" on the Plan of the land of Dr. J. H. Jordan, deceased, as of record in Plat Book No. 2, Page 79, Chancery Court at Nashville, described as follows:

BEGINNING in the center of the Hydes Ferry Pike, at the corner of Lots Nos. 7 and 8 on said Plan; thence, with the line between said two lots S 2-½° W. 265 feet to a stake, the S.E. corner of said Lot No. 7; thence, with the south line with Lot No. 7 and the north line of said Lot No. 8 N. 87½° W. 128.5 feet to the corner of Lots Nos. 6 and 7; thence, N. 2-½° E. with the line between said two lots 265 feet to the center of said Pike; thence, with the center of said Pike S 87-¼° E. 128.5 feet to the beginning, same being part of the land set apart by decree of Chancery Court, recorded in Minute Book 53, Page 551 to 557, of the Chancery Court, Davidson County, Tennessee.

BEING the same property conveyed to Willie Boyd and wife, Leafie Boyd, by deed from Kennard W. Tarkington, of record in Book 4080, Page 925, Register's Office for Davidson County, Tennessee. The said Willie Boyd having since died and title vested solely in Leafie Boyd, as tenant by the entirety.

INCLUDED IN THE ABOVE DESCRIPTION, BUT EXPRESSLY EXCLUDED THEREFROM is a strip of property deeded by a Right-of-Way Deed, of record in Book 1715, Page 609, Register's Office for Davidson County, Tennessee, BEING a strip 133 feet long bounded by the East and West lines of said Lot and beginning 35 feet from the center of State Highway 12 as proposed and consisting of 0.14 acres, more or less.

This conveyance is subject to any and all existing Easements and Restrictions of record.

CHECK

This is unimproved ( ) improved (X) property, known as 4415 Hydes Ferry Pike Nashville, TN 37218
(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 my hand on this 7 2 day of May, 19 84

X Elvester Lathan
Elvester Lathan

X Leafie Boyd
Leafie Boyd

Elvester Lathan, daughter of the above named Grantor, Leafie Boyd, joins in this conveyance for the purpose of conveying any right and title that she may now, or at any time in the future, have in subject property.

4631 - 05/08 57.20-

STATE OF TENNESSEE
Davidson County

BOOK 6287 PAGE 156

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Leafie Boyd, unmarried and her daughter, Elvester Lathan

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 7 day of May 1984

Commission expires 12-13-86 Bill Hall
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

WARRANTY DEED

FROM
Leafie Boyd

TO
Charles Cowell et ux
Jennie Sue Cowell

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

RUSH

120522

IDENTIF. REFERENCE

MAY 8 9 27 AM '84

FELIX E. WILSON, JR. REGISTER
DAVIDSON COUNTY, TN

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

RECEIVED OF _____

FOR _____

BOOK 6287 PAGE 157

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

15500.00- CAMT.
50.70 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 57.20-
4631A05/08/84 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 2 0 5 2 2

IDENTIF. REFERENCE

MAY 8 9 27 AM '84

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 34205