THIS INSTRUMENT PREPARED BY:
O'Hare, Sherrard & Roe
Fourth Floor, St. Cloud Corner
500 Church Street
Nashville, Tennessee 37219

BOOK 6337 PAGE 94

WARRANTY DEED

Address New Owner as Follows:	Send Tax Bills To:	Map/Parcel Numbers
Fred E. Cowden, Jr. and wife, Ann P. Cowden 4105 Estes Road Nashville, Tennessee 37215	Same	116-16-74 Field Book No. 7DA-32650

For Ten Dollars ($10.00) cash in hand paid and Grantee's assumption and agreement to pay certain Deeds of Trust hereinafter more particularly described and other good and valuable consideration, John H. Roe, Jr. and wife, Emily Hunt Roe, (hereinafter referred to as the "Grantor"), have bargained and sold, and do hereby transfer and convey unto Fred E. Cowden, Jr. and wife, Ann P. Cowden, (hereinafter referred to as the "Grantee") and to the said Grantee's heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

> Being Lot No. 9 on the map of Evergreen Heights, Section No. 1, as of record in Book 1130, page 19, Register's Office for said County.
>
> Said Lot No. 9 fronts 100 feet on the westerly margin of Estes Avenue and runs back between parallel lines 300 feet to the easterly line of Lot No. 11.
>
> Being the same property conveyed to John H. Roe, Jr. and wife, Emily Hunt Roe, by deed from Frances M. Peacher of record in Book 4817, page 510, Register's Office for Davidson County, Tennessee.
>
> This is improved property known as 4105 Estes Road, Nashville, Tennessee 37215.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said Grantee, and the said Grantee's heirs and assigns forever. Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for Deeds of Trust of record in Book 4817, page 512 and in Book 5222, page 408, Register's Office for Davidson County, Tennessee, which Grantee assumes and agrees to pay; and 1984 taxes, a lien, not yet due and payable. Grantor further covenants and binds itself, its successors and representatives, to warrant and forever defend the title to said real estate to the said Grantee and to the said Grantee's heirs and assigns, against the lawful claims of all persons.

Witness our hands this 12th day of July, 1984.

3269 07/13 [illegible] - CHECK
135872
T
IDENTIF. REFERENCE
JUL 13 10 10 AM '84
FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN

John H. Roe, Jr.

RUSH Emily Hunt Roe

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, Rita McQuerry, a Notary Public in and for the County and State aforesaid, personally appeared John H. Roe, Jr. and wife, Emily Hunt Roe, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville, Tennessee 12 day of July, 1984.

Rita McQuerry
Notary Public

My Commission Expires:
August 11, 1985

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $160,000.00.

Affiant

Subscribed and sworn to before me this the 12 day of July, 1984.

Rita McQuerry
Notary Public

My Commission Expires:
August 11, 1985

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF_____

FOR_____

BOOK 6337 PAGE 96

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
			160000.00- CAMT.	
			416.00 CSTAX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	422.50-
3269A	07/13/84		BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 3 5 8 7 2

IDENTIF. REFERENCE

JUL 13 10 10 AM '84

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN

No.0052337