FORM NO. WD-1

This instrument prepared from information furnished by parties.

BOOK 6426 PAGE 212

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

$41,450.00 Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF November, 19 84

Notary Public

MY COMMISSION EXPIRES: 4/21/85

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Harold Reeves, Attorney (NAME) 640 Spence Lane Nashville, Tn. 37217 (ADDRESS)

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Andrew L. & Annie J. Cowan (NAME)	Collateral Investment Company (NAME)	Map 59-11
601 Baldwin Court (STREET ADDRESS OR ROUTE NUMBER)	2100 First Avenue North (STREET ADDRESS)	Par. 179
Nashville, TN 37207 (CITY) (STATE) (P O ZIP)	Birmingham, AL 35203 (CITY) (STATE) (ZIP)	13DA-33740

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, Calvin C. Valentine, Jr. and wife, Beverly D. Valentine

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Andrew L. Cowan and wife, Annie J. 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:

BEING Lot No. 503 on the Plan of Haynes Manor, Section IV, of record in Plat Book 4175, page 90, said Register's Office, to which plan reference is made for a more complete description.

BEING the same property conveyed to Calvin C. Valentine and wife, Beverly D. Valentine by deed from James P. Floyd and wife, Mary A. Floyd of record in Book 6413 page 284, Register's Office for Davidson County, Tennessee.

Except for a certain mortgage to Collateral Investment Company, recorded in Book 6413, page 287, of the Mortgage Records of Davidson County, Tennessee, the unpaid balance of which the Grantees hereby jointly and severally assume and agree to pay as part of the consideration herein; the Grantees also jointly and severally assume the obligations of the Grantor under the terms of the instrument creating the loan to indemnify the Veterans Administration to the extent of any claim payment arising from the guaranty or insurance of the indebtedness above mentioned. Escrow account and insurance to be transferred to Grantees.

THIS conveyance subject to Restrictive Covenants of record in Book 4378, page 976, and such easements and setback lines of record in Book 4175, page 90, said Register's Office

unimproved ( )
This is improved (X) property, known as 601 Baldwin Court (House Number) (Street) Nashville, TN (P O Address) 37207 (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 14th day of November, 19 84

Calvin C. Valentine, Jr.

Beverly D. Valentine

STATE OF TENNESSEE
Davidson County

BOOK 6426 PAGE 213

Personally appeared before me, The undersigned, a Notary Public in and for said County and State, the within named Calvin C. Valentine, Jr. and Beverly D. Valentine

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 14th day of November, 1984

Commission expires 12-19-1986

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
Calvin C. Valentine, Jr. and wife,
Beverly D. Valentine

TO
Andrew L. Cowan and wife,
Annie J. Cowan

File Box 24

title escrow, inc.
suite 218
640 spence lane
nashville, tennessee 37217

I. 6. 3. 6. 5. 7.

IDENTIF. REFERENCE

Nov 15 9 34 AM '84

FELIX A. WILSON II REGISTER
DAVIDSON COUNTY, TN

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 6426 PAGE 214

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

41450.00- CAMT.
107.64 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 114.14-
7310A11/15/84 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 6 3 6 5 7 I

IDENTIF. REFERENCE

Nov 15 8 34 AM '84

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No.0085339