THIS INSTRUMENT PREPARED BY: **PERCY WILKINS, JR.** and **CHRISTY WILKINS IVEY**, Attorneys
2210 Crestmoor Road, Nashville, Tennessee 37215-0157

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
Robert G. Cogswell 1416 Eastland Avenue Nashville, TN 37206	Dominion Bancshares Mortgage Corp. 9900 Main Street, Suite 200 Fairfax, VA 22031	MAP 83-5 PARCEL 390 23W-10245

BOOK 6449 PAGE 797

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, Ludie Herrod Smith, a widow,

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Robert G. Cogswell and wife, Deborah B. Cogswell

hereinafter called the Grantee, Grantee's 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. 8 on the map of C. F. Ordway's Home Place, of record in Book 57, page 88, Register's Office for said County.

SAID part of Lot No. 8, which is a corner lot, fronts 50 feet on the southerly margin of Eastland Ave., formerly Vaughn Pike, and fronts 179 feet 6 inches on the westerly margin of North Fifteenth St., formerly Bramlett St., and extends back 179 feet 6 inches on the westerly line and 50 feet on the southerly line, which is the northerly margin of an alley, to a point of intersection.

BEING the same property conveyed to John Hershel Smith and wife, Ludie Herrod Smith by deed from Margaret A. Coats, of record in Book 4520, page 608, said Register's Office. John Hershel Smith has since died.

This conveyance is subject to any and all matters shown on the herein referenced map of record in said Register's Office.

This is (~~not~~) improved property, known as 1416 Eastland Avenue, Nashville, TN 37206.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever; and Grantor covenants with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever. (As to a corporate or partnership party, the reference to "heirs" shall be deemed to read "successors".)

Witness the execution hereof this 14th day of December, 1984.

Ludie Herrod Smith

Ludie Herrod Smith

CHECKED

STATE OF TENNESSEE
COUNTY OF Davidson

On this 14th day of December, 1984, before me personally appeared Ludie Herrod Smith, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that she executed the same as her free act and deed.

NOTARY PUBLIC AT LARGE

My Commission Expires: Nov 1, 1987

Notary Public

8868

STATE OF TENNESSEE
COUNTY OF _____

BOOK 6449 PAGE 798

Before me, the undersigned, of the State and County aforesaid, personally appeared _____, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged ____self to be the President (or other officer authorized to execute the instrument) of the _____, the within named bargainor, a corporation, and that he as such _____, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by ____self as _____. Witness my hand and official seal, at office in _____, Tennessee, this _____ day of _____, 19___.

My Commission Expires:_____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $ 62,500.00.

Robert G. Cogswell
Affiant

Subscribed and sworn to before me, this the 14th day of December, 1984.

My Commission Expires: Nov 1, 1987

Christy Wilkins Ivey
Notary Public

I-7-0-4-9-5

IDENTIF. REFERENCE

DEC 17 11 59 AM '84

FELIX A. NILSON II REGISTER
DAVIDSON COUNTY, TN

WARRANTY DEED

from:

LUDIE HERROD SMITH

to:

ROBERT G. COGSWELL AND
WIFE, DEBORAH B. COGSWELL

RETURN TO: JCB

PERCY WILKINS, JR.
and
CHRISTY WILKINS IVEY
Attorneys at Law
2210 Crestmoor Road
P.O. Box 150157
Nashville, Tennessee 37215-0157

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

RECEIVED OF _____

FOR _____

BOOK 6449 PAGE 799

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
			62500.00-	CAMT.
			162.50	CSTAX
			.50	PRFEE
			6.00	WDEED
				CHECK 169.00-
			5868A12/17/84	BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I-70495

IDENTIF. REFERENCE

DEC 17 11 99 AM '84

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 93682