FILED

BOOK 6533 PAGE 194

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 71,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF April 19 85

Notary Public

MY COMMISSION EXPIRES: 10 Dec 85

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

CHARLES F. BROWN, JR - 1161 Murfreesboro Road - Suite 316 - Nashville, TN 37217

NAME ADDRESS

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
David Graves Howser	Lincoln Service Corporation	MAP 96-1
(NAME)	(NAME)	
2608 Bluefield Drive	P. O. Box 989	PARCEL 78
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, TN 37214	Owensboro, KY 42302-0989	
(CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, Patrick S. Coode and wife, Joan B. Coode

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO David Graves Howser and wife, C. Anoosh Howser

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 part of Lots 3 and 4, on the Plan of Bluefields, Section 1, of record in Book 843, Page 16, Register's Office for Davidson County, and Lot No. 5 on R. D. Stanford's Subdivision of Lots 1 through 10 inclusive of Bluefields Subdivision, not of record.

BEGINNING at point on the northerly margin of Bluefields Avenue 40 feet westwardly from the common front corner of Lots 3 and 4 of said Bluefields Subdivision said point also being the common corner of Lots 4 and 5 of Stanford's Subdivision; thence with the line between Lots 4 and 5 of Stanford's Subdivision northeastwardly 300 feet more or less to a point on the southerly margin of New Lebanon Road at the viaduct over the Tennessee Central Railroad; thence with the southerly margin of Lebanon Road, eastwardly 83.7 feet to a point 31.3 feet east of the common corner of lots 3 and 4 of Bluefields Subdivision and being the common corner ot Lots 4 and 5 of Stanford's Subdivision; thence with the line between Lots 5 and 6 of Stanford's Subdivision southwestwardly 317 feet more or less to a point on the northerly margin of Bluefields Avenue; thence with the northerly margin of Bluefields Avenue westwardly 75 feet to the point of beginning.

BEING the same property coneyed to Patrick S. Coode and wife, Joan B. Coode by deed from Joseph M. Rutledge and wife, Betty S. Rutledge of record in Book 5344, Page 508, Register's for said County.

This conveyance is subject to a Deed of Trust executed by Patrick S. Coode and wife, Joan B. Coode, to Phillip E. Hill, Trustee, for Provident Mortgage Corporation, dated January 16, 1985, and filed for record in Book 6480, Page 402, Register's Office for said County, with an unpaid principal amount of approximately $62,983.88, which the grantees herein hereby assume and agree to pay. The escrow account if any is hereby transferred to the grantees.

This is improved XX ( ) unimproved ( ) property, known as 2608 Bluefield Drive, Nashville, TN 37214
(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 heir 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 covey 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 10th day of April, 1985

Joan B. Coode

Patrick S. Coode

CHECK 191.10 6/15

7595

BOOK 6533 PAGE 195

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Patrick S. Coode and wife, Joan B. Coode

the bargainor S, with whom I am personally acquainted/and who acknowledged that they (or proved to me on the basis of satisfactory evidence) executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 10th day of April, 19 85

Commission expires 10.30.85

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted/and who (or proved to me on the basis of satisfactory evidence) upon his oath / (their several oaths) acknowledged himself / (themselves) to be the _____ and _____, respectively of the _____ the within named bargainor, and corporation, and that (he) / (they) as such _____ and _____ being authorized so to do, execute 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

Patrick S. Coode
Joan B. Coode

TO

David Graves Howser
C. Anoosh Howser

RETURN TO:

METROPOLITAN ESCROW, INC.
1161 Murfreesboro Road
Suite 316
Nashville, TN 37217

CHARLES F. BROWN, JR.
ATTORNEY-AT-LAW
1161 Murfreesboro Road
Suite 316
Nashville, TN 37217

I 9 6 4 7 9

IDENTIF. REFERENCE

APR 15 11 00 AM '85

DAVIDSON COUNTY, TN

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____ BOOK 6533 PAGE 196

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
			71000.00-	CAMT.
			184.60	CSTAX
			.50	PRFEE
			6.00	WDEED
			CHECK	191.10-
7895A04/15/85			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

1964.79

IDENTIF. REFERENCE

APR 15 11 06 AM '85

REGISTER
DAVIDSON COUNTY, TN

No. 124832