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:
Joseph Cowan 110 Westview Avenue Nashville, TN. 37205	Dominion Bancshares Mortgage Corporation 9900 Main Street, Suite 200 Fairfax, Virginia 22031	7DA-35090 MAP 116-12 PARCEL 99

FILE BOX 8

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, W. Scott Root, unmarried

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Joseph Cowan and wife, Marie Cowan BOOK 6548 PG 469

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 Lot No. 21, Block "D", on the Map of Woodmont Lane Homesites, of record in Book 1130, page 13, Register's Office for said County.

SAID Lot No. 21, Block "D", which is a corner lot, fronts 135.0 feet on the northerly margin of Abbott Martin Road and fronts 81.1 feet on the easterly margin of Auburn Lane, said frontages being joined by a curve having a length of 30.9 feet, and extends back 109.6 feet on the easterly line and 140.8 feet on the northerly line to a point of intersection.

BEING the same property conveyed to W. Scott Root and wife, Barbara F. Root by deed from Michael B. Bottomy and wife, Patricia C. Bottomy, of record in Book 5269, page 183, said Register's Office. W. Scott Root and Barbara F. Root have since been divorced by final decree in the Fourth Circuit Court for said County in Minute Book 138B, page 1239, Rule No. 84D661. Barbara F. Root has subsequently conveyed her interest in said property to W. Scott Root by Quitclaim Deed of record in Book 6364, page 444, and re-recorded in Book 6378, page 788, said Register's Office.

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

This is (un)improved property, known as 3806 Auburn Lane, Nashville, TN. 37215.

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 1st day of May, 1985.

W. Scott Root

STATE OF TENNESSEE
COUNTY OF Davidson

On this 1st day of May, 1985, before me personally appeared W. Scott Root, 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 he executed the same as his free act and deed.

My Commission Expires: Nov 4, 1987

Notary Public

STATE OF TENNESSEE
COUNTY OF _____

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___. BOOK 6548 PAGE 470

My Commission Expires: _____ Notary Public

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $97,000.00.

Joseph Cowan
Affiant

Subscribed and sworn to before me, this the 1st day of May, 1985.

My Commission Expires: Nov 4 1987

Christy Wilkins Ivey
Notary Public

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T.
IDENTIF. REFERENCE

MAY 3 2 14 PM '85

DAVIDSON COUNTY, TN

WARRANTY DEED

from:
W. Scott Root, unmarried

to:
Joseph Cowan and wife, Marie Cowan

Return to: cg

PERCY WILKINS, JR.
and
CHRISTY WILKINS IVEY
Attorneys at Law
2210 Crestmoor Road
P.O. Box 150157
Nashville, Tennessee 37215-0157
TN 23442

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

RECEIVED OF _____

FOR _____

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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

97000.00- CONST.
262.20 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 268.70-
4286A05/03/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

J0117.6

IDENTIF. REFERENCE

MAY 3 2 14 PM '85

REGISTER OF DEEDS
DAVIDSON COUNTY, TN

No. 131064