WARRANTY DEED

File 41

BOOK 6646 PAGE 851

FROM: Fred E. Cowden, Jr., and Ann P. Cowden, Grantors

TO: Joseph K. Presley and wife, Edna W. Presley, Grantees

This instrument was prepared by:
Warren H. Wild, Jr.
Farris, Warfield & Kanaday
Seventeenth Floor
Third National Bank Building
Nashville, Tennessee 37219

Address New Owner(s) as Follows:

4105 Estes Road
Nashville, TN 37215

Send Tax Bills To:
Third National Mortgage Company
P. O. Box 2628
Nashville, TN 37219

Map-Parcel Numbers
116-16-74

Field Book Numbers
7DA 32650

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is One Hundred Seventy-Five Thousand Dollars ($175,000.00).

* Edna W. Presley
Affiant

SUBSCRIBED AND SWORN TO before me, this the 3 day of September, 1985.

Deborah A. Nichols
Notary Public

My Commission Expires: 7-18-87

FOR AND IN CONSIDERATION OF the sum of Ten Dollars ($10.00), the receipt and sufficiency of which are hereby acknowledged, Fred E. Cowden, Jr., unmarried, and Ann P. Cowden, unmarried, Grantors, have bargained and sold, and by these presents do transfer and convey unto the said Joseph K. Presley and wife, Edna W. Presley, Grantees, their heirs, successors, and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

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 Davidson County, Tennessee.

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 Fred E. Cowden, Jr., and wife, Ann P. Cowden, by deed of record in Book 6337, page 94, Register's Office for Davidson County, Tennessee.

This is improved property, known as 4105 Estes Road, Nashville, Tennessee 37215.

This conveyance is expressly made subject to the following:

1. The lien for 1985 taxes which have been prorated and will be paid by Grantees.

2. Easement for public utilities and a 100-foot building setback line as shown on plan of record in Book 1130, page 19, said Register's Office.

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, successors, and assigns, forever.

And Grantors do covenant with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered and unrestricted except as to those matters set forth above to which this conveyance is expressly made subject.

And Grantors do further covenant and bind Grantors, their heirs, successors, and assigns, to warrant and forever defend the title to the said land to the said Grantees, their heirs, successors, and assigns against the lawful claims of all persons whomsoever.

Witness our hands this 3 day of September, 1985.

FRED E. COWDEN, JR., unmarried

ANN P. COWDEN, unmarried

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Deborah A. Hughes, a Notary Public of said County and State, FRED E. COWDEN, JR., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at Office, this 3 day of September, 1985.

Deborah A. Hughes
Notary Public

My Commission Expires: 7-18-87

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Deborah A. Hughes, a Notary Public of said County and State, ANN P. COWDEN, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at Office, this 3 day of September, 1985.

Deborah A. Hughes
Notary Public

My Commission Expires: 7-18-87

33629

IDENTIF. REFERENCE

SEP 4 10 20 AM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

0157W/8-30-85

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 6646 PAGE 864

CO -CONVEYANCE
MO -MORTGAGE
WD -WARRANTY DEED
TD -TRUST DEED

CC -CERTIFIED COPY
REL -RELEASE
UCC -UNIFORM COMMERCIAL CODE

MISC -MISCELLANEOUS
COTX -STATE TAX CONVEY
MOTX -STATE TAX MORT
PRFEE -PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			175000.CO- CAMT.	
			455.00 CSTAX	
			.50 PRFEE	
			9.00 WDEED	
			CHECK	464.50-
			3565A09/04/85 BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

33629

IDENTIFICATION REFERENCE

SEP 4 10 20 AM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 169371