Prepared by: Mike Lawson 140 North Main Goodlettsville, TN 37072
Mail

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
James M. Cowan et ux Josephine	same Mike Lawson	52-9
(NAME) Route 5, Box 137	(NAME) 140 North Main	142
(STREET ADDRESS OR ROUTE NUMBER) Dickson, Tennessee 37055	(STREET ADDRESS) Goodlettsville TN 37072	11 D 67425
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

BOOK 6670 PAGE 542

FOR AND IN CONSIDERATION of the sum of

TWENTY FIVE THOUSAND AND NO/100 ($25,000.00) *Dollars,*

and other good and valuable consideration, receipt of which is hereby acknowledged,

RICHARD T. SADLER, Unmarried

have this day bargained and sold, and do hereby transfer and convey unto the said

JAMES M. COWAN and wife, JOSEPHINE C. COWAN

certain real estate in Davidson County, Tennessee, as follows: their *(successors), heirs and assigns,*

Land in Davidson County, Tennessee, being Lot No. 202 on the Resubdivision of Lot 2 of Map showing Subdivision of Lots 45,46,47,48, and 49, Montague Subdivision, of record in Book 5190, page 220, Register's Office for said County.

Said Lot No. 202 fronts 108.57 feet on the southeasterly margin of Fernbank Avenue and extends back between lines measuring 271.82 feet, more or less, on the southwesterly line, which is a broken and 260 feet, more or less, on the northeasterly line to a line in the rear, measuring 98.59 feet thereon.

Being the same property conveyed to Richard T. Sadler by deed from Mary C. Hayes, a widow, of record in Book 5380, page 329, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the Plan of record in Book 5190, page 220, said Register's Office, which shows an Owner's Certificate, a 20 foot minimum building setback line from Fernbank Avenue, and the following note: Availability of Public Sewage Service to both Lots is dependent on adequate grade to the new gravity sewer being (cont.)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $25,000.00

Subscribed and sworn to before me, this the 25th day of September 1985

My commission expires: 5/13/89 (Affix Seal)

Affiant

Notary Public

NOTARY PUBLIC STATE AT LARGE

This is unimproved ( ) improved ( ) property, known as 1317 Fernbank Avenue, Madison, TN 37115
(House Number) (Street) P. O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said

JAMES M. COWAN and wife, JOSEPHINE C. COWAN, their *(successors),*

heirs and assigns forever. I *covenant that* I am *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.*

I *further covenant and bind* myself, my *heirs and representatives, to warrant and forever defend the title to said real estate to said*

JAMES M. COWAN and wife, JOSEPHINE C. COWAN, their

(successors), heirs and assigns, against the lawful claims of all persons.

Witness my *hand this* 25th *day of* September, 1985. *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Richard T. Sadler

RICHARD T. SADLER

CHECK 16/12 71.50-

359

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, *a Notary Public in and for said County and State,*

RICHARD T. SADLER

the within named bargainor....., with whom I am personally acquainted, and who acknowledged that he *executed the within instrument for the purposes therein contained.*

Witness my hand and official seal at Goodlettsville, Tennessee *this* 25th *day of* September, *19*85

Commission expires 5/13/89

LAURENCE A. DEAS NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, ..., *a Notary Public of the State and County aforesaid, personally appeared* ....., *with whom I am personally acquainted, and who, upon oath, acknowledged* ....self *to be* ..... *of the* ..... *the within named bargainor, a corporation, and that* ... *he as such* ..... *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* ....self *as* .....

Witness my hand and seal, at office in ..... *this* .....day *of* ....., *19*.....

..... *Notary Public*

Commission expires.....

constructed in Fernbank Avenue, otherwise, private pumping facilities will be necessary to provide service.

WARRANTY DEED

FROM

TO

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN
OCT 2 8 55 AM '85

IDENTIFICATION REFERENCE

40904

Compliments of
Madison Title Company
333 Gallatin Road
MADISON, TENNESSEE 37115
Representing
Chicago Title Insurance Company
CHICAGO, ILLINOIS

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____ BOOK 6670 PAGE 544

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

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

MISC -MISCELLANEOUS
CO TX -STATE TAX CONVEY
MO TX -STATE TAX MORT
PRFEE -PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			25000.00- CAPT.	
			65.00 CSTAX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	71.50-
			2359A10/02/85 BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

40904

IDENTIFICATION REFERENCE

Oct 2 8 59 AM '85
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 177933